

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Hockley Park, Lower Road, Hockley SS5 5NE



**Guide Price:**  
**£200,000 - £225,000**

Situated on the popular Hockley Park is this two bedroom park home benefiting from being on a larger than average plot measuring 77ft x 30ft, south east facing garden with artificial grass, master bedroom with dressing room, large lounge, kitchen with separate utility room and breakfast room.

Council Tax Band: A. EPC Rating: N/A.  
Our Ref 19556

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via double glazed entrance door to

### ENTRANCE HALL

Storage cupboard. Laminate slate tile effect flooring. Coving to ceiling. Radiator.



### LOUNGE 22' 1" x 11' (6.73m x 3.35m)

Double glazed window to the side aspect. Two double glazed windows to the front aspect. Laminate slate tile effect flooring. Coving to ceiling. Radiator.



### KITCHEN 14' 4" x 8' 3" (4.37m x 2.51m)

Double glazed window to the side aspect. Double glazed door providing access to the rear. Range of modern high gloss base and eye level units. High gloss granite effect roll edge work surfaces. Integrated gas oven. Inset gas hob with extractor chimney over. High gloss black brick style tiled splash backs. Space for dish washer. Laminate slate tile effect flooring. Coving to ceiling.



### UTILITY ROOM 8' 3" x 6' 7" (2.51m x 2.01m)

Double glazed window to the rear aspect. Storage cupboard. Boiler. Space for appliances. Laminate slate tile effect flooring. Coving to ceiling. Door to





**BREAKFAST ROOM 6' 5" x 6' 4" (1.96m x 1.93m)**

Double glazed window to the rear aspect. Laminate slate tile effect flooring. Coving to ceiling. Radiator. Open through to



**DRESSING ROOM 5' 5" x 4' 4" (1.65m x 1.32m)**

**BEDROOM TWO 10' 2" x 9' 9" (3.1m x 2.97m)**

Double glazed window to the rear aspect. Built-in wardrobe. Laminate slate tile effect flooring. Coving to ceiling. Radiator.



**BEDROOM ONE 16' 10" x 9' 6" (5.13m x 2.9m)**

Double glazed window to the front aspect. Laminate slate tile effect flooring. Coving to ceiling. Radiator.



**SHOWER ROOM 6' 7" x 6' 5" (2.01m x 1.96m)**

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Shower enclosure. Laminate slate tile effect flooring. Tiled walls. Radiator.



## EXTERIOR

The **SOUTH EAST FACING REAR GARDEN** commences with steps down to paved patio area providing ample seating space. Artificial lawn. Fencing to all boundaries. Side gates providing access to the front.



The **FRONT** is shingled with mature shrubs. Own driveway providing off-street parking for one vehicle.

Agents Note:  
Service Charge of £220 per month.

GROUND FLOOR  
848 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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