

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## 33 Fountain Lane, Hockley, SS5 4ST



Guide Price:  
£1,000,000 - £1,250,000

Situated in arguably Hockley's most sought after location and occupying a plot measuring approximately 190ft x 70ft, is this substantial five bedroom detached family home benefiting from having versatile living accommodation with the opportunity to have own independent Annex, a rear garden measuring approximately 90ft and large sweeping driveway to the front.

Potential to extend further to both ground and first floor.

Properties of this size, stature and on a plot this large in this location are rarely available.

Council Tax Band: G. EPC Rating: C.

Our Ref 19761.

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via double glazed sliding doors to

### ENTRANCE PORCH

Full height window to Hall. Door to

### SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Wood flooring. Coving to textured ceiling. Radiator.



### GROUND FLOOR CLOAKROOM/WC

WC with low level cistern. Pedestal wash hand basin. Wood flooring. Part tiled walls.



### GROUND FLOOR BEDROOM/SITTING ROOM 17' 5" x 9' 6" (5.31m x 2.9m)

Double glazed window to the front aspect. Wood effect flooring. Coving to textured ceiling. Loft access. Radiator.



**GROUND FLOOR BEDROOM/ANNEX 17' 5" x 12' 9"**  
**(5.31m x 3.89m)**

Double glazed window to the front aspect. Feature vaulted ceiling. Two Velux windows. Wood effect flooring. Vertical radiator. Open through to



**LOBBY AREA**  
Velux window.



**EN SUITE**

Velux window. WC with low level cistern. Bidet. Inset wash hand basin with vanity storage below. Triple size walk-in glass shower enclosure with wall mounted thermostatic shower. Tiled floor with under floor heating. Tiled walls. Plastered ceiling. Heated towel radiator.



**SECONDARY KITCHEN 14' 10" x 12' 9" (4.52m x 3.89m)**

Double glazed window to the rear aspect. Double glazed Barn style door providing access to rear garden. Comprehensive range of high gloss base and eye level units. Inset stainless steel sink drainer unit. Eye level electric oven. Separate gas hob with splash back and stainless steel extractor chimney over. Breakfast bar. Space for appliances. Wall mounted boiler. Tiled floor. Coving to plastered ceiling. Door to main house Kitchen/breakfast room.



**KITCHEN/BREAKFAST ROOM 19' 5" x 11' 7" (5.92m x 3.53m)**

Double glazed window to the rear aspect. Comprehensive range of Country style base and eye level units. Inset sink drainer unit. Integrated double oven with gas hob and extractor over. Tiled splash backs. Integrated dish washer. Integrated under counter fridge. Tiled floor.



Steps up to **BREAKFAST AREA**. Window to side. Wood flooring. Coving to textured ceiling. Contemporary vertical radiator.



**RECEPTION ROOM**

Wood flooring. Coving to textured ceiling. Radiator. Open through to Conservatory and Lounge.

**LOUNGE 15' 10" x 13' 3" (4.83m x 4.04m)**

Double glazed bay window to the front aspect. Double glazed patio doors providing access to Conservatory. Feature brick built fireplace. Wood flooring. Coving to textured ceiling. Radiators.



**CONSERVATORY 21' 10" max x 14' 7" max (6.65m x 4.44m)**

Full height double glazed windows. Double glazed French doors providing access to the rear garden. Wood effect flooring. Air source heating and cooling system. Vertical radiators.





## FIRST FLOOR ACCOMMODATION

### LANDING

Large double glazed window to the front aspect. Loft access.



### BEDROOM ONE 15' 10" x 11' 4" (4.83m x 3.45m)

Double glazed window to the front aspect. Double glazed window to the rear aspect. Fitted wardrobes to one wall. Coving to textured ceiling. Radiators.





**BEDROOM THREE 8' 11" x 8' 1" (2.72m x 2.46m)**  
 Double glazed window to the rear aspect. Built-in wardrobes with mirrored sliding doors to one wall. Cupboard housing hot water tank and solar panel diverting excess power to the hot water tank. Radiator.

**BEDROOM TWO 11' 6" x 11' 4" (3.51m x 3.45m)**  
 Double glazed window to the rear aspect. Built-in wardrobes with mirrored sliding doors. Coving to ceiling. Radiator.



**RECENTLY FITTED LUXURY BATHROOM**  
 Obscure double glazed window to the side aspect. WC with concealed cistern. Bidet. Inset wash hand basin with high gloss vanity storage below. Tiled double walk-in shower cubicle with thermostatic shower. Tiled floor. Plastered ceiling. Inset spot lights. Heated towel radiator.



## EXTERIOR

As previously mentioned, the property, built on what was originally two plots, occupies a **stunning plot measuring a total of 190ft in length x 70ft depth (57.91m x 21.34m)** with a **REAR GARDEN measuring approximately 90' deep (27.43m)** which commences with patio leading to laid lawn. Comprehensive range of beautiful plants, trees, shrubs and flowers. **POND** to the centre of the lawn. **LARGE SHED (life time – maintenance free)** to remain. Gate providing access to the front.



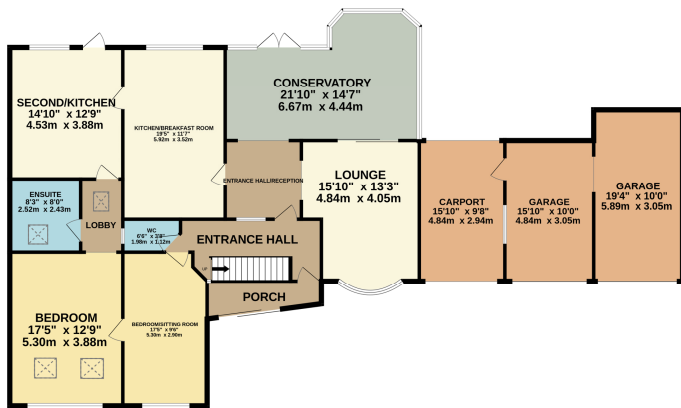
The **FRONT** has large lawn area and sweeping In & Out driveway providing off-street parking for several vehicles which in turn leads to **CARPORT 15' 10" x 9' 8" (4.83m x 2.95m)** with wrought iron gates providing access to the rear, **EV Car Charger** (linked to MyEnergy App), internal door to the **DOUBLE GARAGE**, split into two parts, the **first measuring 15' 10" x 10' (4.83m x 3.05m)** with electric Up & Over door, power and lighting; opening through to second measuring **19' 4" x 10' (5.89m x 3.05m)** with separate manual Up & Over door.



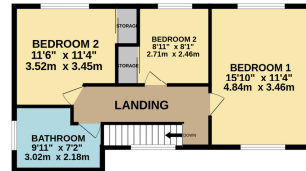
### **Agents Note:**

*The vendor has advised that the Solar Panels give an income of approximately £3000 per year. Any surplus energy created helps to heat the hot water.*

GROUND FLOOR  
2125 sq.ft. (197.4 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 2681 sq.ft. (249.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.  
Made with Metropix ©2024

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.