

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Woodpond Avenue, Hockley, SS5 4PU



**Guide Price:**  
**£700,000 - £750,000**

Situated in one of Hockley's most prestigious locations and occupying a larger than average corner plot is this substantial extended well maintained five double bedroom detached family home offering versatile living accommodation. Having two reception rooms, open plan kitchen/breakfast room, a luxury en-suite to bedroom one and recently fitted luxury bathroom. With a recently landscaped rear garden, garage and driveway providing off street parking for several vehicles. Within very close walking distance to Westerings Primary School, high street, Hockley Woods and mainline railway station.

Viewing highly recommended.

Council Tax Band: E. EPC Rating: TBC.

Our Ref: 20006.

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

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Entrance via uPVC glazed entrance door to entrance hall.

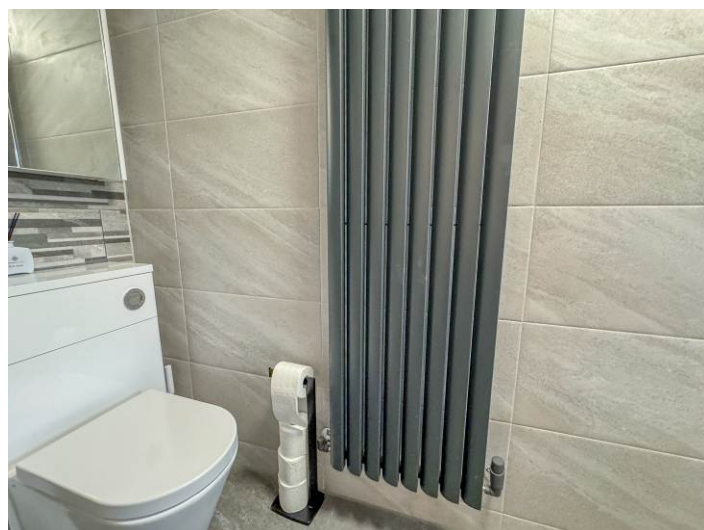
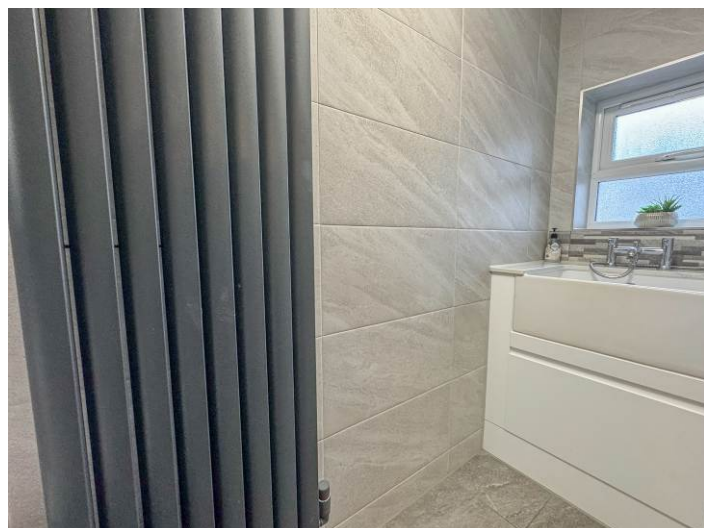
### ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Full height cloaks storage cupboard. Radiator. Wood effect flooring. Plastered ceiling.



### GROUND FLOOR WC (RECENTLY FITTED)

Obscure double glazed window to front aspect. A two piece suite comprising inset ceramic sink with chrome mixer tap, marble surround and drawer storage below and back to wall wc. Vertical radiator. Tiled walls. Complimentary tiled flooring. Plastered ceiling with inset spotlighting.





**DINING ROOM 14' 4" x 11' 10" (4.37m x 3.61m)**

Double glazed window to front aspect. Radiator. Coving to plastered ceiling.



**KITCHEN/BREAKFAST ROOM 17' 4" x 12' 5" (5.28m x 3.78m)**

Double glazed window to rear aspect. Double glazed bi folding doors providing access to rear garden. A comprehensive range of modern base and eye level units incorporating marble work surfaces with stainless steel sink drainer unit. Integrated twin eye level electric oven. Induction hob with stainless steel extractor chimney above. Integrated washing machine, dishwasher and fridge freezer. Wood effect flooring. Coving to plastered ceiling. French doors providing access through to lounge.



**LOUNGE 24' 3" x 14' 1" (7.39m x 4.29m)**

Double glazed window to front aspect. Double glazed patio doors providing access to rear garden. Feature media wall with inset TV. Radiators. Coving to plastered ceiling with inset LED spotlighting.







### FIRST FLOOR GALLERIED LANDING

Plastered ceiling with inset LED spotlighting. Tunnel light. Access to loft.



### BEDROOM ONE 12' 6" x 11' 10" (3.81m x 3.61m)

Double glazed window to front aspect. Coving to plastered ceiling with inset LED spotlighting. Fitted wardrobes to one wall. Radiator. Door to en-suite.



### LUXURY EN-SUITE (RECENTLY FITTED)

Obscure double glazed window to front and side aspects. A three piece suite comprising large walk in shower cubicle with thermostatic waterfall shower head, inset sink with chrome mixer tap and vanity storage below and back to wall wc. Featured tiled seating area. Heated towel radiator. Plastered ceiling with inset LED spotlighting. Tiled walls. Complimentary tiled flooring.



### BEDROOM TWO 12' 8" x 12' 5" (3.86m x 3.78m)

Double glazed window to rear aspect. Double glazed window to the side aspect. Radiator. Plastered ceiling with inset LED spotlighting.



### BEDROOM THREE 12' 8" x 11' 9" (3.86m x 3.58m)

Double glazed window to front aspect. Radiator. Plastered ceiling with inset LED spotlighting.





#### **BEDROOM FOUR 12' 5" x 8' 2" (3.78m x 2.49m)**

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



#### **BEDROOM FIVE 9' 2" x 9' 1" (2.79m x 2.77m)**

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



#### **LUXURY BATHROOM (RECENTLY FITTED)**

Obscure double glazed windows to side aspect. A four piece suite comprising tiled panelled bath with wall mounted chrome mixer taps, large walk in shower enclosure with thermostatic waterfall shower head, table top wash hand basin with wall mounted chrome mixer taps and drawer storage below and back to wall wc. Feature tiled shelving. Heated towel radiator. Coving to plastered ceiling with inset LED spotlighting.



## EXTERIOR.

### A RECENTLY LANDSCAPED REAR GARDEN

commencing with large sweeping patio area with steps up to raised decking area with balustrade providing a perfect outdoor seating/entertaining space. Laid to lawn. A selection of mature shrubs and trees to borders. Further side patio to rear of garage. Door to garage. Spacious side access leading to front.



The property occupies a substantial corner position with block paved driveway providing off street parking for several vehicles and leading to **ATTACHED GARAGE** with up and over door. Boiler – last serviced 31/07/2024.





TOTAL FLOOR AREA : 1925 sq.ft. (178.9 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.  
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