

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## High Road, Hockley, SS5 4TA



**Guide Price £850,000**

We are delighted to offer for sale this stunning four bedroom detached family home situated in a highly enviable location on Hockley High Road, with open fields to the side and rear, a rear garden measuring approximately 180ft, an approx. road frontage of 50ft with a sweeping In & Out driveway providing off-street parking. The property offers huge potential for extensions to ground and first floors, subject to the usual planning consents. Walking distance to Fitzwimarc Secondary & Sixth Form Academy and Edward Francis Primary school.

Viewing highly recommended as properties of this nature are very rarely available.

Council Tax Band:G. EPC Rating:tbc.

Ref 19955

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

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Entrance via Hardwood entrance door to

### ENTRANCE HALL

Two windows to the front aspect. Stairs to first floor accommodation. Under stairs storage cupboard. Radiator.



### LOUNGE 21' 9" x 12' 8" (6.63m x 3.86m)

Double glazed lead light window to the front aspect. Bay with double glazed lead light windows and sliding doors providing access to rear garden. Feature fireplace with inset fire. Picture rails. Textured ceiling. Radiators.



### WET ROOM 11' 1" x 8' 1" (3.38m x 2.46m)

Obscure double glazed lead light window to the rear aspect. WC with low level cistern. Bidet. Wall hung wash hand basin with vanity storage below. Large walk-in shower enclosure with full height glass screens and thermostatic shower. Laminate flooring. Tiled walls. Coving to plastered ceiling. Inset spot lights. Heated towel radiator.





#### **DINING ROOM 16' 6" x 12' 7" (5.03m x 3.84m)**

Double glazed lead light bay window to the rear aspect overlooking stunning rear garden and views. Feature fireplace with inset fire. Feature wood panelled walls. Picture rails. Coving to plastered ceiling. Radiator.



#### **KITCHEN/BREAKFAST ROOM 18' 7" x 8' 8" (5.66m x 2.64m)**

Double glazed window to the front aspect. Double glazed window to the rear aspect. Comprehensive range of Country style base and eye level units. Roll edge work surfaces. Inset sink drainer unit. Space for Range cooker with custom built chimney feature with tiled splash back and housing extractor. Integrated appliances. Walk-in Larder cupboard. Coving to ceiling. Radiator.



#### **INNER LOBBY**

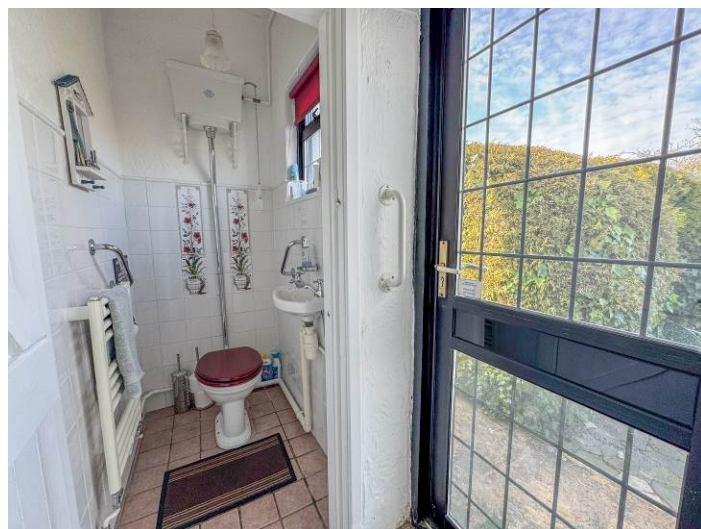
Double glazed door providing access to rear garden.

#### **UTILITY ROOM/STORAGE 8' 4" x 3' 10" (2.54m x 1.17m)**

Double glazed window to the side aspect. Wall mounted boiler. Tiled floor.

#### **GROUND FLOOR CLOAKROOM/WC**

Obscure double glazed window to the rear aspect. WC with high level cistern. Wall mounted wash hand basin. Tiled floor. Part tiled walls. Heated towel radiator.



#### **BEDROOM FOUR/SITTING ROOM 15' 4" x 8' 4" (4.67m x 2.54m)**

Double glazed lead light bay window to the front aspect. Coving to ceiling. Wood effect flooring. Radiator.





## FIRST FLOOR ACCOMMODATION

### GALLERIED LANDING

Double glazed lead light window to the front aspect. Radiator.



### BEDROOM ONE 18' 3" x 12' 8" (5.56m x 3.86m)

Double glazed lead light French doors providing access to Balcony offering stunning far reaching views overlooking rear garden and countryside. Fitted bedroom furniture to include sink unit and walk-through wardrobe providing access to large Eaves storage space with power and lighting (this could be used as a Study Area). Radiator.



### BEDROOM TWO 12' 7" x 12' (3.84m x 3.66m)

Double glazed lead light window to the rear aspect. Fitted wardrobes to two walls. Inset wash hand basin with vanity storage below. Radiator.



### BEDROOM THREE 12' 9" max x 11' 10" max (3.89m x 3.61m)

Double glazed lead light window to the front aspect. Door to large Eaves storage room/space. Radiator.





### LARGE SHOWER ROOM 12' x 8" (3.66m x 2.64m)

Obscure double glazed lead light window to the rear aspect. WC with low level cistern. Bidet. Pedestal wash hand basin. Large walk-in shower enclosure with thermostatic shower. Wood effect floor. Part tiled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



### EXTERIOR

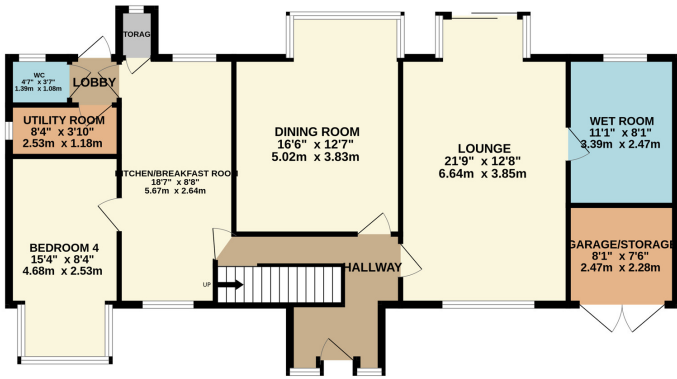
The **STUNNING REAR GARDEN** offers amazing views over open countryside to both side and rear and measures approximately 180ft (54.86m) commences with patio with steps down to laid lawn. Selection of flowers, trees and shrubs. Gate to both sides providing access to the front.



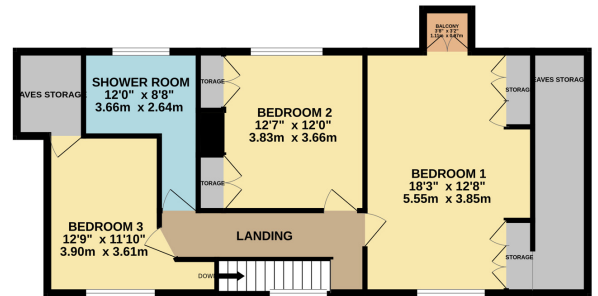
The **FRONT** has lawn area and a large sweeping In & Out driveway providing off-street parking for several vehicles with a **road frontage of approximately 50ft (15.24m)**, access to **INTEGRAL GARAGE 8' 1" x 7' 6" (2.46m x 2.29m)**, (now used as Storage area due to internal extension), with double opening doors.



GROUND FLOOR  
1053 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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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