

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Woodpond Avenue, Hockley, SS5 4PU



**Guide Price:**  
**£700,000 - £725,000**

Situated on the sought after Woodpond Avenue, within very close distance to Hockley Woods, schools, High Street and railway station, is this spacious detached family home.

Having been extended to create five double bedrooms as well as versatile living accommodation to ground floor. With secluded rear garden, own driveway providing off street parking and integral garage. **OFFERED WITH NO ONWARD CHAIN.**

Viewing highly recommended. Council Tax Band: F.

EPC Rating: C. Our Ref: 20059.

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)





Accommodation comprises:

Entrance via uPVC sliding doors to entrance porch.

#### ENTRANCE PORCH

Storage cupboard. Glazed door providing access to entrance hall.

#### ENTRANCE HALL

Stairs to first floor accommodation. Storage cupboard. Coving to plastered ceiling. Door to ground floor wc.



#### GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising wall mounted wash hand basin with chrome mixer tap and back to wall wc. Tiled walls.



#### KITCHEN 16' 4" x 7' 9" (4.98m x 2.36m)

Double glazed window to rear aspect. A comprehensive range of base and eye level units incorporating roll top granite effect work surface with inset sink drainer unit. Space for freestanding cooker. Integrated microwave. Integrated dishwasher. Integrated fridge freezer. Tiled splashbacks. Under unit lighting. Plastered ceiling with inset spotlighting. Tiled flooring. Door to utility room. Door to dining room. Door to study.





**STUDY 12' 4" x 8' 5" (3.76m x 2.57m)**

Double glazed window to side aspect. Double glazed French doors providing access to rear garden. Textured ceiling.



**DINING ROOM 13' 3" x 11' 5" (4.04m x 3.48m)**

Double glazed window to rear aspect. Door providing access to rear garden. Coving to plastered ceiling. Opening through to lounge.



**UTILITY ROOM 8' 5" x 7' 1" (2.57m x 2.16m)**

Double glazed window to side aspect. Double glazed door to side aspect. Base and eye level units incorporating roll top work surface with stainless steel sink drainer unit. Space and plumbing for appliances. Tiled splashbacks. Door to garage.



**LOUNGE 16' 11" x 15' 4" (5.16m x 4.67m)**

Double glazed bay window to front aspect. Feature fireplace with inset fire. Coving to plastered ceiling.





### SPACIOUS GALLERIED FIRST FLOOR LANDING

Tunnel light. Airing cupboard.



### BEDROOM ONE 15' 4" x 14' 1" (4.67m x 4.29m)

Double glazed window to front aspect. Fitted wardrobes to one wall. Coving to plastered ceiling. Door to en suite.



### EN SUITE

A three piece suite comprising double walk in tiled shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer taps and back to wall wc and vanity drawer storage surround. Radiator. Tiled walls. Tiled flooring. Plastered ceiling.



### BEDROOM TWO 14' 1" x 12' 5" (4.29m x 3.78m)

Double glazed window to front aspect. Coving to plastered ceiling with inset LED spotlighting. Door to en suite.



### EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising double walk in shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer taps and vanity storage below and close coupled wc. Heated towel radiator. Tiled walls. Tiled flooring.



### BEDROOM FOUR 12' 5" x 8' 5" (3.78m x 2.57m)

Double glazed window to side aspect. Fitted wardrobes to one wall. Plastered ceiling with inset LED spotlighting.



### BEDROOM FIVE 12' 4" x 8' 5" (3.76m x 2.57m)

Double glazed window to rear aspect. Textured ceiling.



### BEDROOM THREE 15' 4" x 11' 5" (4.67m x 3.48m)

Double glazed windows to rear aspect. Fitted wardrobes to one wall. Coving to plastered ceiling with inset LED spotlighting.





### LUXURY BATHROOM (RECENTLY FITTED)

A three piece suite comprising panelled bath with thermostatic shower and full height glass shower screen, inset wash hand basin with chrome mixer taps and high gloss vanity storage below and close coupled wc. Chrome towel radiator. Tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



### EXTERIOR.

The **SECLUDED REAR GARDEN** commencing with patio area with steps up to garden. Laid to lawn with a selection of mature flower, shrubs and trees providing seclusion to all boundaries. Gate providing access to front.



The **FRONT** has own driveway providing off street parking leading to integral garage. Small lawn area.

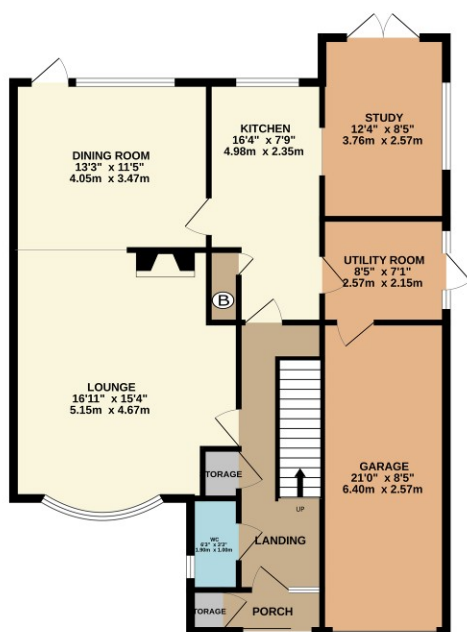


**INTEGRAL GARAGE 21' x 8' 5" (6.4m x 2.57m)** with electric roller door to front. Power and lighting.

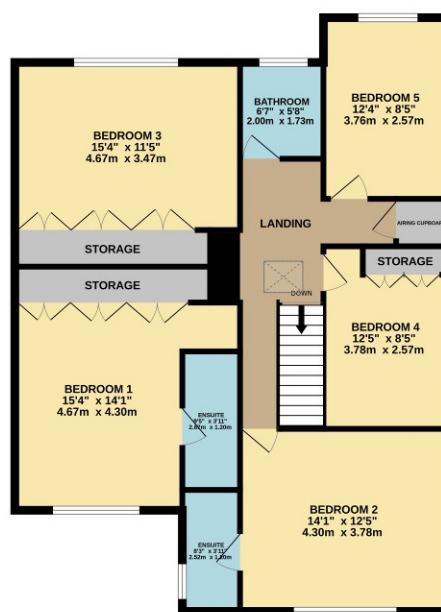
**Agents Note:**

Property has the benefit of solar panels with the battery having recently been replaced and is located in the garage.  
 Re the Solar Panels: F.I.T Payment - £724 per year.  
 Having solar use/saving.  
 Battery – Able to charge either- Un used solar – Cheap electricity in early hours.

GROUND FLOOR  
1015 sq.ft. (94.3 sq.m.) approx.



1ST FLOOR  
1037 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 2052 sq.ft. (190.6 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



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.