

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Woodside Road, Hockley, SS5 4RU



**Guide Price:
£450,000 - £475,000**

Situated in a sought after position, within a stone's throw of Hockley Woods, just off Bullwood Approach is this spacious three double bedroom detached house. Having a ground floor extension offering versatile living accommodation with open plan kitchen/breakfast room, rear garden measuring approximately 60ft with outbuilding and own driveway providing off street parking for several vehicles. Within walking distance to Hockley Woods, local schools and amenities.
Viewing highly recommended. Council Tax Band: D.
EPC Rating: D. Our Ref: 19974.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Wood effect flooring. Coving to plastered ceiling.



KITCHEN/BREAKFAST ROOM 18' 5" x 11' 2" (5.61m x 3.4m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Door to utility room. Door to shower room.



KITCHEN AREA

A comprehensive range of modern high gloss base and eye level units incorporating granite worksurface with inset sink drainer unit. Integrated eye level electric oven. Gas hob with stainless steel extractor chimney above. Brick tiled splash backs. Inset LED plinth lighting. Tiled flooring. Plastered ceiling with inset spotlighting.

BREAKFAST AREA

Base level units. Overhead storage. Space and plumbing for washing machine.



GROUND FLOOR SHOWER ROOM

Obscure double glazed window to rear aspect. Tiled shower cubicle with thermostatic shower. Tiled flooring.



UTILITY ROOM 9' 11" x 8' 2" (3.02m x 2.49m)

Base and eye level units. Space for appliances. Plastered ceiling with inset spotlighting. Door to garage/storage room.



LOUNGE/DINER 38' 1" x 12' 6" (11.61m x 3.81m)

Double glazed window with custom fitted shutters to front aspect. Feature fireplace with tiled hearth and inset log burner. Custom fitted storage to one wall. Wood effect flooring. Plastered ceiling with inset LED spotlighting.



DINING AREA

Wood effect flooring. Radiator. Plastered ceiling with inset LED spotlighting. Stepping down to extended area with double glazed French doors providing access to rear garden. Double glazed windows to all rear aspects. Part vaulted ceiling which is plastered with inset LED spotlighting. Radiator. Wood effect flooring.



FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard.

BEDROOM ONE 12' 6" x 12' 5" (3.81m x 3.78m)

Double glazed window to front aspect. Fitted wardrobes to one wall with mirror fronted sliding doors. Radiator. Plastered ceiling.



BEDROOM TWO 12' 6" x 9' 11" (3.81m x 3.02m)

Double glazed window to rear aspect. Fitted wardrobes to one wall with mirror fronted sliding doors. Radiator. Plastered ceiling.



BEDROOM THREE 8' 11" x 8' 9" (2.72m x 2.67m)

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



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over and full height glass shower screen, inset wash hand basin with comprehensive vanity storage below and back to wall wc. Heated towel radiator. Tiled walls. Tiled flooring.



EXTERIOR.

The **REAR GARDEN** measures approximately 60ft (18.29m) commencing with paved patio area with steps down to garden. Mainly laid to lawn with flower and shrub borders. **OUTBUILDING/OFFICE 9' 8" x 6' 7" (2.95m x 2.01m)** with power and lighting.



The **FRONT** has own block paved driveway providing off street parking for several vehicles leading to **GARAGE/STORAGE AREA** with electric roller up and over door. Small artificial lawn area.



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.