

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Branksome Avenue, Hockley, SS5 5PG



**Guide Price £475,000 - £500,000**

Situated in an enviable, elevated position offering far reaching views across all of Hockley, is this stunning three double bedroom detached family home, maintained by the current owners to a very high specification throughout with modern fitted kitchen, luxury bathroom, open plan ground floor living accommodation, approx. 50ft rear garden and own driveway providing off-street parking for several vehicles. Walking distance to Plumberow Primary Academy, Greensward Sixth Form, mainline railway station and local shops.

Council Tax Band:D. EPC Rating:tbc.

Ref 17752

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

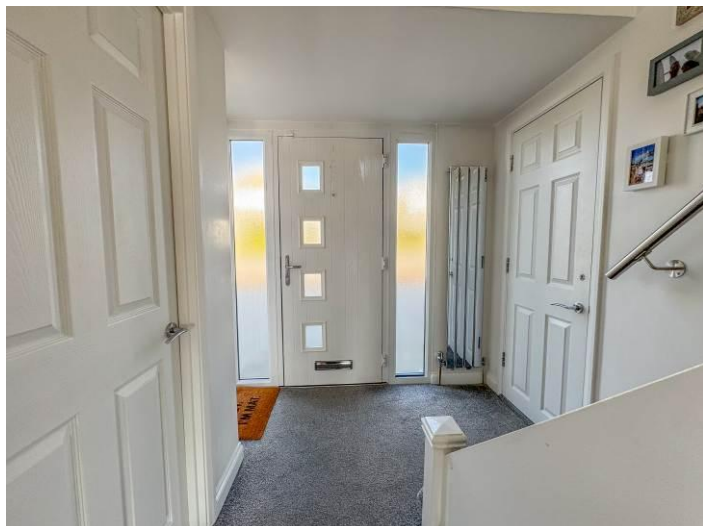
[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
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Entrance via double glazed entrance door to

#### ENTRANCE HALL

Stairs to first floor accommodation. Built-in storage cupboard. Plastered ceiling. Contemporary mirrored Vertical radiator. Door to Garage.



#### GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with concealed cistern. Wall mounted wash hand basin with tiled splash back. Tiled floor. Plastered ceiling. Radiator.

#### RECEPTION AREA 10' x 8' 2" (3.05m x 2.49m) (Perfect dining area or office space)

Plastered ceiling. Radiator. Steps down to



#### LOUNGE/DINER 25' 11" x 12' (7.9m x 3.66m)

Double glazed windows to the rear aspect. Double glazed door providing access to rear garden. Feature fireplace with Oak mantle. Wood effect flooring. Plastered ceiling. Radiators.



#### KITCHEN 14' 4" x 8' 8" (4.37m x 2.64m)

Double glazed window to the side aspect. Double glazed door providing access to the side and rear. Comprehensive range of modern base and eye level units. Wood effect roll edge work surfaces. Inset sink drainer unit. Integrated eye level twin electric oven. Gas hob with stainless steel extractor over. Integrated appliances. Plastered ceiling. Inset spot lights.



## FIRST FLOOR ACCOMMODATION

### SPACIOUS LANDING (DOUBLING UP AS OFFICE SPACE)

Double glazed window to the front aspect. Plastered ceiling. Radiator.



### BEDROOM ONE 13' 3" x 12' 9" (4.04m x 3.89m)

Double glazed window to the rear aspect, with far reaching views across Hockley. Plastered ceiling. Radiator.



### BEDROOM TWO 12' 9" x 12' 7" (3.89m x 3.84m)

Double glazed window to the rear aspect, with far reaching views across Hockley. Built-in storage cupboard. Plastered ceiling. Inset spot lights. Radiator.



### BEDROOM THREE 12' 8" x 9' 1" (3.86m x 2.77m) (currently being used as a dressing room)

Double glazed window to the front aspect. Fitted wardrobes to two walls. Plastered ceiling. Inset spot lights. Radiator.



### LUXURY BATHROOM 9' 6" x 8' 8" (2.9m x 2.64m)

Two obscure double glazed windows to the side aspect. WC with concealed cistern. Wall mounted wash hand basin with drawer storage below. Free standing bath with wall mounted chrome Waterfall mixer tap. Large fully tiled walk-in shower cubicle with Waterfall shower head and thermostatic shower. Wood effect tiled floor. Plastered ceiling. Inset spot lights. Heated towel radiator.



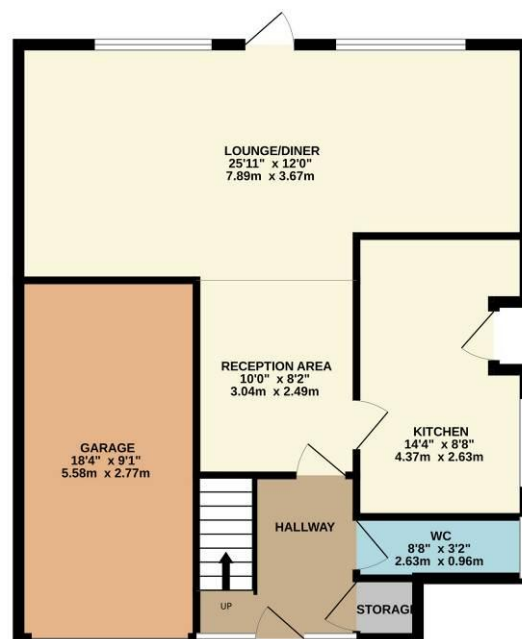
### EXTERIOR

The **REAR GARDEN** measures approximately 50' (15.24m) and commences with patio, steps down to laid lawn. Selection of mature flower and shrub borders. Side gate providing access to the front.

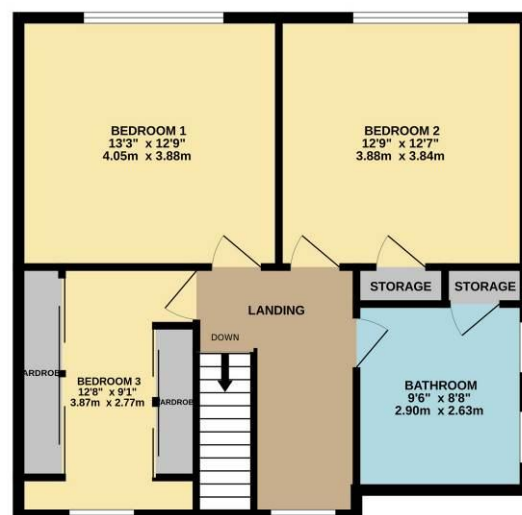


The **FRONT** has own block paved driveway providing off-street parking for several vehicles leading to **INTEGRAL GARAGE 18' 4" x 9' 1" (5.59m x 2.77m)** with electric Roller door.

GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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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