

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Highams Road, Hockley, SS5 4DG



Guide Price:
£600,000 - £625,000

Situated in one of Hockley's most sought after roads being set back from the road by approx 50ft with a road frontage in excess of 65ft wide is this stunning three bedroom detached bungalow. Having been recently refurbished to a very high standard by a local reputable builder, with luxury fitted kitchen and bathroom, secluded wrap around garden and large sweeping driveway providing off street parking for four/five vehicles. Within walking distance of all local shops, schools and main line railway station to London, Liverpool Street. **NO ONWARD CHAIN.** Viewing advised.
Council Tax Band: E. EPC Rating: E. Our Ref: 20175.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via composite uPVC entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Radiator. Wood effect herringbone flooring. Plastered ceiling. Access to large loft with pull down ladder providing full head height.



BEDROOM ONE 13' 4" x 13' 1" (4.06m x 3.99m)

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



BEDROOM TWO 12' 2" x 9' 11" (3.71m x 3.02m)

Double glazed window to side aspect. Radiator. Plastered ceiling.



BEDROOM THREE 11' x 10' (3.35m x 3.05m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



LOUNGE 16' x 12' 5" (4.88m x 3.78m)

Double glazed window to front aspect. Double glazed French doors providing access to rear garden. Radiator. Plastered ceiling. Door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 12' 5" x 11' (3.78m x 3.35m)

Double glazed window to rear aspect. A comprehensive of luxury Shaker style base and eye level units quartz work surface with inset sink drainer unit with mixer tap. Complimentary quartz upstands. Integrated electric oven with induction hob and stainless steel extractor chimney above. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Radiator. Continuation of wood effect herringbone flooring. Plastered ceiling with inset LED spotlighting.



LUXURY FITTED BATHROOM

Two obscure double glazed windows to rear aspect. A four piece suite comprising freestanding bath with floor mounted chrome mixer taps and shower attachment, large tiled walk in shower enclosure with full height glass shower screen and thermostatic shower with waterfall shower head, wall mounted wash hand basin with chrome mixer taps and high gloss vanity storage below and back to wall wc. Chrome heated towel radiator. Part tiled walls. Wood effect herringbone flooring. Plastered ceiling with inset LED spotlighting.



EXTERIOR.

The **REAR GARDEN** is L-shaped and wraps around the full extent of the bungalow commencing with patio area providing outdoor seating area. Further lawn areas to side and rear of the property. Gate providing access to front.

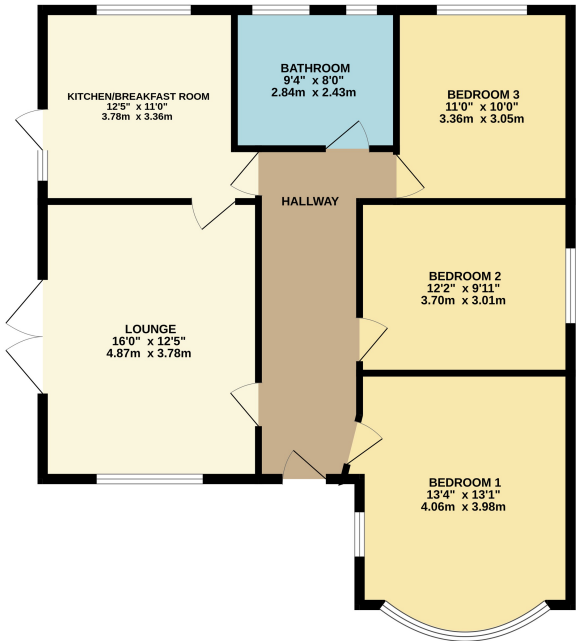




The **FRONT** has a large sweeping driveway providing off street parking for four/five vehicles. The property sits on a plot measuring approximately 65ft wide.



GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA- 918 sq.ft. (85.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, 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.
Made with Metreplan 6.0.0.0

Agents Note:
The property offers potential for extension to the first floor, subject to the usual planning consents.

In accordance with the Estate Agency Act 1979, Section 21, we confirm that the Directors of DDW Developments are also Directors of Williams & Donovan.