

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Hockley Park, Lower Road, Hockley, SS5 5NG



**£220,000**

Situated on one of the largest park home plots locally is this stunning two double bedroom park home with large open plan lounge/diner opening into modern fitted kitchen, separate utility, en suite to master bedroom, secluded wraparound garden and own driveway providing off street parking. With a lower than average service charge. Viewing highly recommended. Council Tax Band: A. Our Ref: 20116.

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Accommodation comprises:

Entrance via double glazed French doors to lounge/diner

**LOUNGE/DINER 20' 11" x 19' 8" (6.38m x 5.99m)**

Double glazed windows to dual aspects. Feature fireplace with inset electric fire. Radiator. Wood laminate flooring. Plastered ceiling with inset spotlighting. Door to inner hallway. Open plan to kitchen area.



**KITCHEN AREA 10' 9" x 8' 1" (3.28m x 2.46m)**

A modern fitted kitchen comprising base and eye level units incorporating work surface with inset ceramic sink drainer unit and chrome tap. Space for Range cooker with extractor above. Space for American style fridge freezer and dishwasher. Tiled walls. Wood effect flooring. Plastered ceiling with inset spotlighting. Door to utility room.



**UTILITY ROOM**

Double glazed window to front aspect. Double glazed door providing access to garden. Space and plumbing for washing machine and tumble dryer. Space for additional appliances.

**INNER HALLWAY**

**BEDROOM ONE 12' 2" x 9' 6" (3.71m x 2.9m) plus Fitted Wardrobes**

Double glazed window to side aspect. Fitted wardrobes to one wall with sliding doors. Radiator. Wood effect flooring. Coving to plastered ceiling with inset spotlighting. Door to en suite.





### EN SUITE

Obscure double glazed window to side aspect. A modern three piece suite comprising walk in shower with glass shower screen, wash hand basin with vanity storage below and close coupled wc. Chrome heated towel radiator. Extractor fan. Tiled walls. Plastered ceiling with inset spotlighting.



### BEDROOM TWO 10' 1" x 8' 4" (3.07m x 2.54m)

Double glazed window to rear aspect. Radiator. Wood effect flooring. Plastered ceiling with inset spotlighting.



### BATHROOM

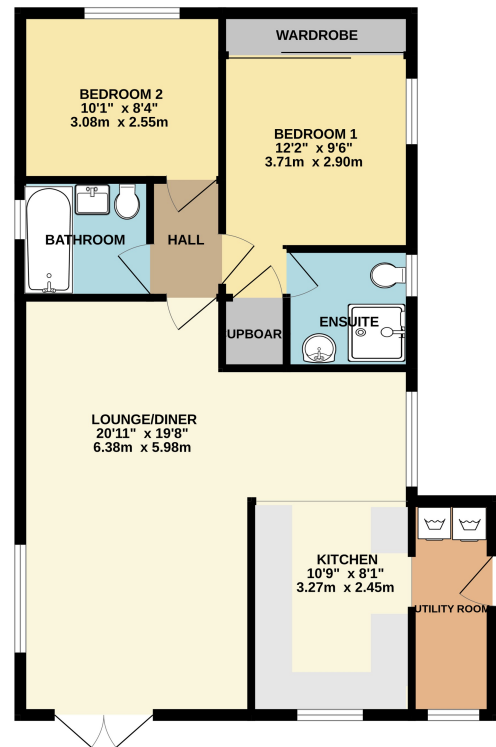
Obscure double glazed window to side aspect. A modern fitted bathroom comprising three piece suite oval panelled bath with chrome taps, inset wash hand basin with chrome tap and vanity storage below and back to wall wc. LED mirror above wash hand basin. Chrome heated towel radiator. Extractor fan. Tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



### EXTERIOR.

A SECLUDED WRAPAROUND GARDEN which is mainly laid to lawn with several flower beds with shrubs and fruit trees. High level fencing. DECKING AREA with space for table and chairs.





TOTAL FLOOR AREA: 734 sq. ft. (68.2 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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The **FRONT** has own block paved driveway providing off street parking for one/two vehicles. Large shingled front garden with raised brick flower beds leading to front entrance.

#### **Agents Note:**

*Park Owners : Tingdene Parks.*

*Service Charge : Lower than average at £160 per calendar month including sewerage and water.*

*Unit Size : 36ft by 22ft giving a total 792 square feet of accommodation.*

**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.