

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Main Road, Hockley, SS5 4RG



**£635,000**

Situated backing directly on to Hockley Woods is this stunning, three bedroom semi-detached cottage, with a road frontage width of just in excess of 100ft and benefiting from having been completely refurbished and maintained to the highest standard, with luxury fitted kitchen/breakfast room, luxury bathroom, landscaped grounds, luxury garden lodge, own large shingle driveway and detached pitched roof double garage. Direct access to Hockley Woods and within a stones throw of the popular Bull Public House & Restaurant and walking distance to local schools, shops and mainline railway station.

Council Tax Band: D. EPC Rating: D.

Ref 18343

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)





Entrance via double glazed entrance door to

### ENTRANCE HALL

Stairs with double handrails, to first floor accommodation. Tiled floor. Part panelled walls. Coving to plastered ceiling. Old School style radiator. Black aluminium framed glazed door providing access to Kitchen/breakfast room. Panel door to Lounge.



### LOUNGE 19' 8" x 11' (5.99m x 3.35m)

Triple glazed window with custom fitted shutters, to the front aspect. Double glazed French doors, will full height adjacent windows and custom fitted shutters, providing access to the rear. Feature fireplace with inset Log Burner. Custom built storage cabinets. Coving to plastered ceiling. Radiator.



### KITCHEN/SITTING/BREAKFAST ROOM 19' 8" x 17' 3" (5.99m x 5.26m)

Two triple glazed windows, with custom fitted shutters, to the front aspect. Two double glazed windows to the side aspect. Double glazed window to the rear aspect. Double glazed black aluminium framed bi-fold doors providing access to the rear. Feature fireplace with inset Log Burner. Comprehensive range of modern Shaker style base and eye level units. Granite work surfaces. Complimentary Granite upstands. Under unit lighting. Inset Butler sink. Space for free standing Range cooker with substantial Granite splash back and overhead extractor. Integrated eye level Microwave. Integrated dish washer. Integrated fridge/freezer. Porcelain tiled floor with inserts of Granite border matching work surfaces. (The vendors have advised there is an option to purchase the matching Granite dining table which has been made to measure and match, subject to negotiation). Coving to plastered ceiling. Door to Utility Room.





#### UTILITY ROOM 7' 1" x 6' 5" (2.16m x 1.96m)

Double glazed window to the rear aspect. Space for appliances. Contemporary tiled floor. Door to Cloakroom/WC.

#### CLOAKROOM/WC

WC with concealed cistern. Wall mounted wash hand basin. Splash backs, matching Kitchen. Granite work surfaces. Contemporary tiled floor. Granite skirting. Part brick style tiled walls. Plastered ceiling. Old School style radiator. Wall mounted boiler.





## FIRST FLOOR ACCOMMODATION

### LANDING

Double glazed window to the rear aspect. Part panelled walls. Coving to plastered ceiling.



### BEDROOM ONE 12' 7" x 11' 10" (3.84m x 3.61m)

Triple glazed window with custom fitted shutters, to the front aspect. Part panelled walls. Coving to plastered ceiling. Radiator. Door to Dressing Room. Door with custom fitted shutters, to Enclosed Balcony.



### DRESSING ROOM 6' 6" x 5' 11" (1.98m x 1.8m)

(Currently being used as a Study). Plastered ceiling.



### BEDROOM TWO 11' x 9' 10" (3.35m x 3m)

Triple glazed window with custom fitted shutters, to the front aspect. Coving to plastered ceiling. Radiator.

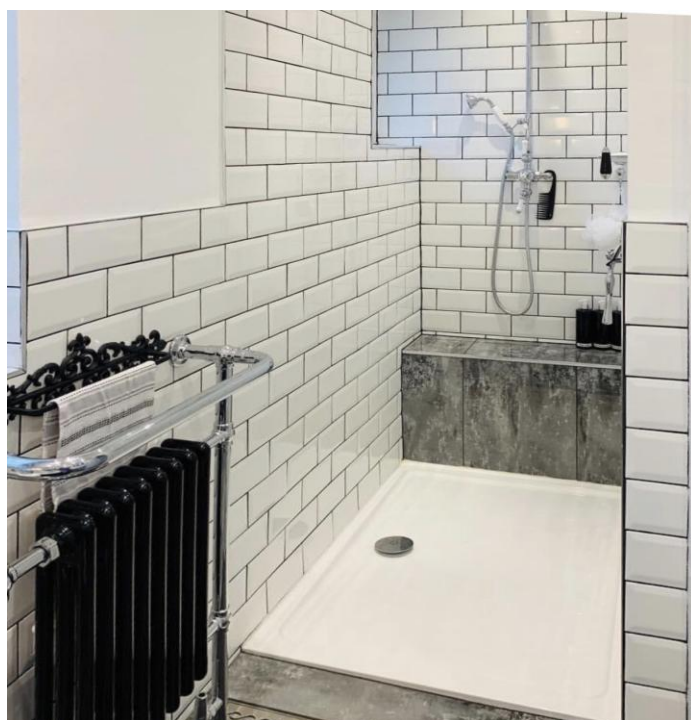


**BEDROOM THREE 9' 10" x 8' 3" (3m x 2.51m)**

(Currently being used as a Dressing Room). Double glazed window to the rear aspect. Coving to plastered ceiling. Access to Loft. Radiator.

**L SHAPED LUXURY FAMILY BATHROOM 11' 10" max x 7' 1" max (3.61m x 2.16m)**

Obscure double glazed windows to the rear aspect. WC with low level cistern. Wash hand basin with chrome rail stand. Free standing roll top bath with chrome feet, central chrome mixer tap and hand held telephone handset style shower attachment. Fully tiled walk in shower enclosure with Rainfall shower head and large tiled seat. Porcelain tiled floor. Part brick style tiled walls. Plastered ceiling. Inset spot lights. Old School style heated towel radiator.





## EXTERIOR

The property sits on a **plot measuring in excess of 100' (30.48m) wide with recently LANDSCAPED REAR GARDEN** commencing with decking area leading to **HOT TUB**, possibility to remain under subject negotiation. **PEGODA** with blinds. Further slate patio area to the rear/side with abundance of flowers and shrub borders, as well as pot plants. Extensive outside electric sockets.



Custom built **GARDEN LODGE/CABIN 13' 2" x 13' 2" (4.01m x 4.01m)** with double glazed windows, power, lighting and heating, herringbone style wood effect flooring, plastered ceiling. Door to enclosed bar area with plastered ceiling, inset LED spot lights. Door to GYM area, this could be used for additional storage.





The **FRONT** has privacy hedging with paved pathway leading to entrance door and separate double opening electric gates to large shingle driveway providing off-street parking for several vehicles, leading to **DETACHED PITCHED ROOF GARAGE 21' 4" x 16' 11" (6.5m x 5.16m)** with electric, insulated Roller Shutter door, room to the rear with stairs leading to fully boarded dry storage loft area across the whole garage, wood storage area, personal door to additional, secret lawn area to the side, with **GREENHOUSE**.

**Agents Note:**

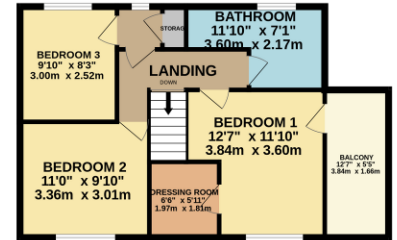
*The Enclosed Balcony lends potential for extension directly from Bedroom One, subject to permitted development, to create a larger bedroom with further dressing area / en suite*



GROUND FLOOR  
1221 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1801 sq.ft. (167.4 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.  
Made with Metropix ©2025