

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Barnwell Drive, Hockley, SS5 4UZ



Guide Price £475,000 - £500,000

Situated on the popular Betts Farm development is this spacious four bedroom detached family home, maintained by the current owners to a high standard throughout, with modern fitted kitchen and bathroom, versatile living accommodation to the ground floor with two reception rooms, utility room and downstairs cloakroom/wc, and benefiting from having secluded rear garden, own driveway providing off-street parking and detached garage. Close walking distance to the excellent Hockley Primary school as well as Hockley Woods, local shops, mainline railway station with links to London Liverpool Street.

Council Tax Band: E. EPC Rating:tbc.

Ref 19676

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

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



Entrance via double glazed entrance door to

ENTRANCE HALL

Obscure double glazed window to the front aspect. Stairs to first floor accommodation. Double storage cupboard. Wood effect flooring. Coving to plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Tiled floor. Part tiled walls. Coving to plastered ceiling. Heated towel radiator.



LOUNGE 16' 7" x 12' (5.05m x 3.66m)

Double glazed patio doors providing access to rear garden. Feature wall mounted fireplace with electric fire. Wood effect flooring. Coving to plastered ceiling. Radiators.

DINING ROOM 13' x 8' 11" (3.96m x 2.72m)

Double glazed window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator. Open through to



KITCHEN 10' 3" x 8' 11" (3.12m x 2.72m)

Double glazed window to the rear aspect. Comprehensive range of modern Shaker style base and eye level units. Inset one and half stainless steel sink drainer unit. Granite effect roll edge work surfaces with complimentary upstands. Integrated double electric oven with gas hob with stainless steel splash back and extractor hood over. Integrated dish washer. Tiled floor. Plastered ceiling. Inset spot lights.

UTILITY ROOM 8' 11" x 5' 11" (2.72m x 1.8m)

Double glazed door providing access to rear garden. Shaker style base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Space for washing machine. Space for tumble dryer. Space for free standing fridge/freezer. Tiled floor. Radiator.



FIRST FLOOR ACCOMMODATION

SPACIOUS LANDING

Double glazed window to the rear aspect. Coving to plastered ceiling. Access to loft. Radiator.



BEDROOM ONE 12' x 11' 4" (3.66m x 3.45m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Mirror doored wardrobes. Wood effect flooring. Coving to plastered ceiling. Radiator.



BEDROOM TWO 11' 4" x 8' 2" (3.45m x 2.49m)

Double glazed window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



BEDROOM THREE 9' 2" x 8' 8" (2.79m x 2.64m)

Double glazed window to the rear aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 9' 3" x 7' 11" (2.82m x 2.41m)

Double glazed window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



FAMILY BATHROOM 8' 2" x 6' 6" (2.49m x 1.98m)

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with central chrome mixer tap and hand-held shower attachment. Walk-in corner shower enclosure with thermostatic shower. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



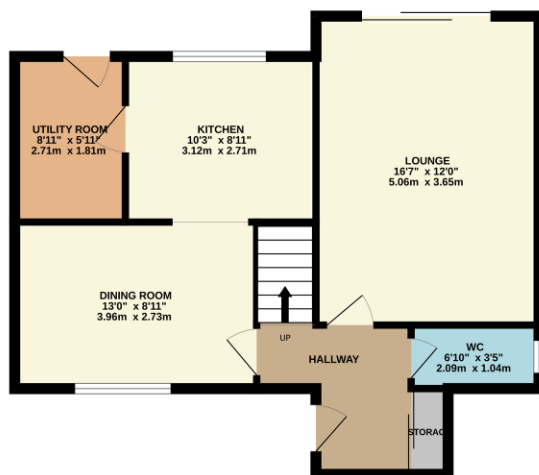
EXTERIOR

The **SECLUDED TIERED REAR GARDEN** is mainly laid lawn. Slate surround. Raised flower and shrub borders. Steps down to secluded paved patio seating area. Gate providing access to the front.

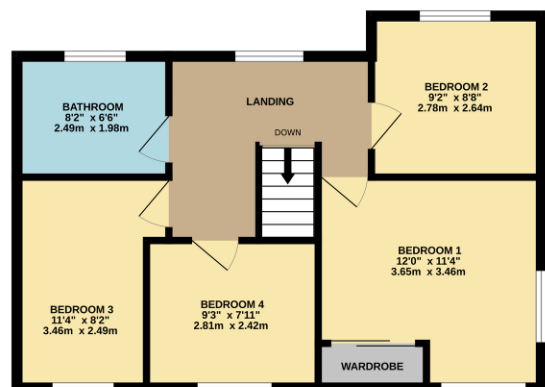


The **FRONT** has steps up to entrance door and own driveway providing off-street parking which in turn leads to **DETACHED GARAGE**, personal door to rear garden.

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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