

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Hawthorne Gardens, Hockley, SS5 4SW



**£450,000**

Situated in a sought after location just off Folly Lane is this spacious four bedroom semi detached house which has been improved by the current owners to a high specification throughout. Offering versatile ground floor living accommodation with three bedrooms to first floor, secluded rear garden and own driveway providing off street parking. Within walking distance to the excellent Hockley Primary School as well as Hockley Woods and local amenities.

Viewing advised. Council Tax Band: D.

EPC Rating: TBC. Our Ref: 20287.

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)





Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance porch.

### ENTRANCE PORCH

Glazed entrance door to entrance hall.

### SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Wood effect flooring.



### LOUNGE/DINER 27' 6" x 13' 10" (8.38m x 4.22m)

Double glazed window to front aspect. Double glazed patio doors providing access to rear garden. Feature fireplace with inset fire. Radiators. Plastered ceiling. Wood effect flooring. Door to kitchen.



### KITCHEN 11' 1" x 8' 11" (3.38m x 2.72m)

Double glazed window to rear aspect. A comprehensive range of modern Shaker style base and eye level units incorporating roll top granite effect work surface with inset stainless steel sink drainer unit. Complimentary upstand. Feature brick tiled splash backs. Integrated eye level electric oven. Gas hob. Radiator. Textured ceiling. Door to utility room.



### UTILITY ROOM 11' 1" x 10' 9" (3.38m x 3.28m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Space and plumbing for appliances. Plastered ceiling. Wood effect flooring. Door to bedroom four. Door to ground floor wc.



### GROUND FLOOR WC

A two piece suite comprising wall mounted wash hand basin with chrome mixer tap and close coupled wc. Radiator. Part tiled walls. Tiled flooring. Coving to plastered ceiling with inset spotlighting.



### BEDROOM FOUR (FORMERLY GARAGE) 18' 8" x 10' 9" (5.69m x 3.28m)

Double glazed window to front aspect. Radiator. Plastered ceiling with inset spotlighting. Wood effect flooring. Door to entrance hall.



### FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard.

### BEDROOM ONE 12' 7" x 11' 9" (3.84m x 3.58m)

Double glazed windows to front aspect. Fitted wardrobes to one wall. Radiator. Coving to textured ceiling.



### BEDROOM TWO 11' 9" x 11' (3.58m x 3.35m)

Double glazed window to rear aspect. Fitted wardrobes to one wall. Radiator. Coving to textured ceiling.



### BEDROOM THREE 9' 1" x 7' 7" (2.77m x 2.31m)

Double glazed window to front aspect. Radiator. Coving to textured ceiling.





Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over and full height glass shower screen, inset wash hand basin with vanity storage below and back to wall wc. Radiator. Tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



**A MATURE SECLUDED REAR GARDEN** commencing with patio area with steps up to garden. Laid to lawn. A selection of mature flower and shrub borders providing perfect screening and seclusion.



The **FRONT** has a sweeping block paved driveway providing off street parking for several vehicles. Lawn area.

