

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## White Hart Lane, Hockley, SS5 4DW



**Guide Price:**  
**£650,000 - £675,000**

Situated in one of Hockley's most sought after locations is this spacious four bedroom detached family home with a stunning rear garden measuring approximately 90ft and large driveway providing off street parking for several vehicles. Offering versatile living accommodation with the added benefit of planning permission being passed to convert the garage to create further open plan accommodation to the ground floor.

Within very close walking distance to Hockley mainline railway station, local schools, shops and Hockley woods. Viewing highly recommended.

Council Tax Band: F. EPC Rating: D. Our Ref: 20036.

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

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

### ENTRANCE HALL

Stairs to first floor accommodation. Radiator.



### GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Tiled splash back. Wood effect flooring.



### STUDY 11' 11" x 7' 11" (3.63m x 2.41m)

Double glazed window to side and front aspects. Radiator.





**UTILITY ROOM 6' 11" x 4' 9" (2.11m x 1.45m)**

Double glazed window to side aspect. Space and plumbing for appliances.

**DINING ROOM 11' 3" x 9' 7" (3.43m x 2.92m)**

Two double glazed windows to side aspect. Door to lounge/diner. Open through to kitchen.



**KITCHEN 11' 3" x 9' 11" (3.43m x 3.02m)**

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A comprehensive range of country style base and eye level units incorporating granite work surface with inset sink drainer unit. Integrated twin eye level electric oven. Electric hob with extractor above. Tiled splash backs. Integrated dishwasher. Tiled flooring.



**LOUNGE/DINER 26' 5" x 11' (8.05m x 3.35m)**

Double glazed window to front aspect. Double glazed French doors providing access to rear garden. Feature brick built fireplace. Radiators. Coving to ceiling.





### GALLERIED FIRST FLOOR LANDING

Double glazed window to front aspect.



### SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising tiled corner shower cubicle with thermostatic power shower, inset wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Heated towel radiator. Tiled flooring. Tiled walls.



### BEDROOM ONE 13' 3" x 9' (4.04m x 2.74m)

Double glazed window to front aspect. Fitted wardrobes to one wall. Radiator. Coving to ceiling. Door to en suite.



### EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with chrome mixer taps and shower attachment, inset wash hand basin with chrome mixer tap and vanity storage below and closed coupled wc. Heated towel radiator. Tiled flooring. Tiled walls.



**BEDROOM TWO 12' 1" x 9' 11" (3.68m x 3.02m)**

Double glazed window to rear aspect. Fitted bedroom furniture. Radiator.



**BEDROOM FOUR 10' 9" x 8' (3.28m x 2.44m)**

Double glazed window to front aspect. Radiator.



**BEDROOM THREE 12' 7" x 8' (3.84m x 2.44m)**

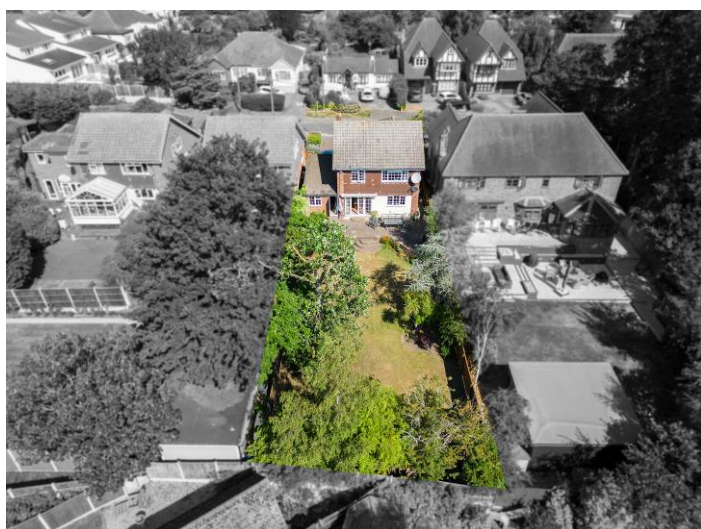
Double glazed window to rear aspect. Built in storage and shelving. Radiator.





## EXTERIOR.

**A STUNNING REAR GARDEN** measuring approximately 90ft (27.43m) commencing with raised patio area with steps down to garden. Fencing to all boundaries. Beautifully laid to lawn. A selection of mature flowers, shrubs and trees. Door to garage which has a double glazed window. Gate providing access to front.





The **FRONT** has own in and out block paved driveway, with mature hedging and flower borders, providing off street parking for four/five vehicles and leading to **ATTACHED GARAGE 26' 5" x 11' (8.05m x 3.35m)** up and over door to front. Power and lighting.

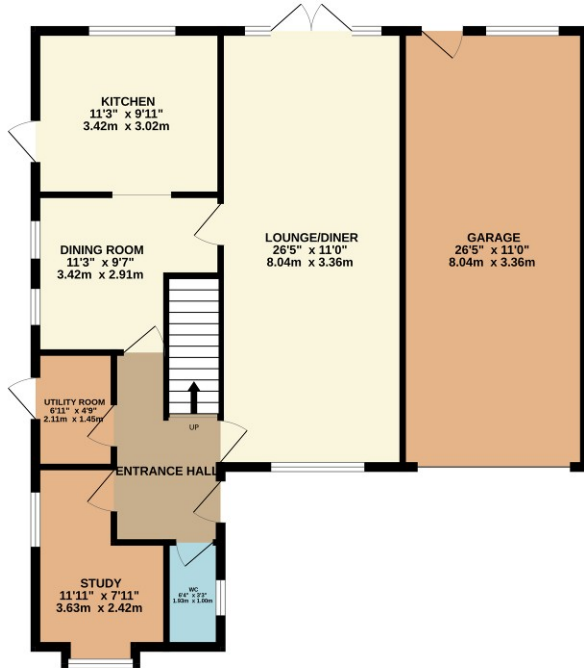


**Agents Note:**

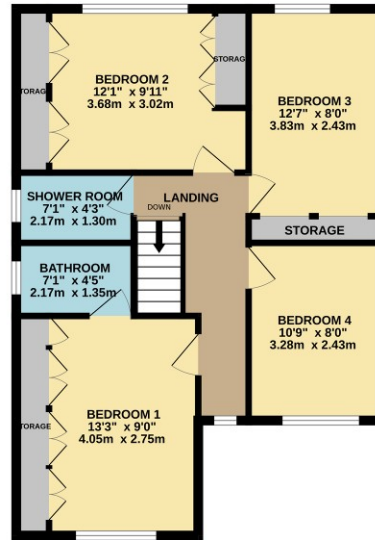
*Planning permission has been passed for the garage to be converted with a pitched roof and canopy over the entrance door replacing hanging tiles with light grey weather board cladding and to include internal alterations.*

*Details can be found at Rochford District Council:  
Application reference: 24/00817/FUL.*

GROUND FLOOR  
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 1630 sq.ft. (151.4 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.  
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Consumer Protection from Unfair Trading Regulations 2008.

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