

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hillside Road, Hockley SS5 4RT



Guide Price £650,000 - £675,000

Situated in a highly sought after location is this stunning four bedroom detached family home with large open plan kitchen/diner, conservatory, ground floor cloakroom, approximately 100ft stunning, mature rear garden and sweeping in and out driveway providing off street parking for several vehicles. Within walking distance to Hockley Woods, local shops, schools and mainline railway station.

Council Tax Band: F. EPC Rating: D.

Ref: 13564.

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Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Glazed door to entrance hall.

SPACIOUS ENTRANCE HALL

Double glazed window to side aspect. Stairs to first floor accommodation with under stairs storage cupboard. Radiator.



KITCHEN/DINER 30' x 11' 3" (9.14m x 3.43m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Patio doors providing access to conservatory. A comprehensive range of base and eye level units incorporating electric work surface with inset sink drainer unit. Integrated electric oven with gas hob and extractor chimney above. Integrated dishwasher. Space, plumbing and housing for washing machine. Space for freestanding fridge freezer. Radiator. Tiled flooring. Plastered ceiling with inset spotlighting.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. A two piece suite comprising wash hand basin with chrome mixer tap and vanity storage below and low level wc with concealed cistern. Tiled splash back. Tiled flooring. Plastered ceiling.

LOUNGE 18' 4" x 10' 10" (5.59m x 3.3m)

Double glazed window to front aspect. Feature fireplace with stone surround. Coving to plastered ceiling. Radiator.



CONSERVATORY 11' 1" x 10' 8" (3.38m x 3.25m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Wood effect flooring. Radiator.



FIRST FLOOR LANDING

Airing cupboard.

BEDROOM ONE 12' 8" x 9' 5" (3.86m x 2.87m)

Double glazed window to front aspect. A range of custom built fitted wardrobes including over bed fitted storage units. Radiator. Plastered ceiling.



BEDROOM TWO 12' 2" x 8' 10" (3.71m x 2.69m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator.



BEDROOM THREE 10' 11" x 8' 6" (3.33m x 2.59m)

Double glazed window to rear aspect. Fitted wardrobe. Radiator. Coving to plastered ceiling.



BEDROOM FOUR 10' 4" x 8' 6" (3.15m x 2.59m)

Double glazed window to front aspect. Built in storage cupboard. Radiator. Plastered ceiling.



BATHROOM

Obscure double glazed window to rear aspect. A four piece suite comprising panelled bath with chrome mixer tap, corner tiled shower cubicle with thermostatic shower, inset wash hand basin with high gloss vanity storage below and low level wc. Tiled walls. Tile effect flooring. Plastered ceiling with inset spotlighting. Extractor fan.



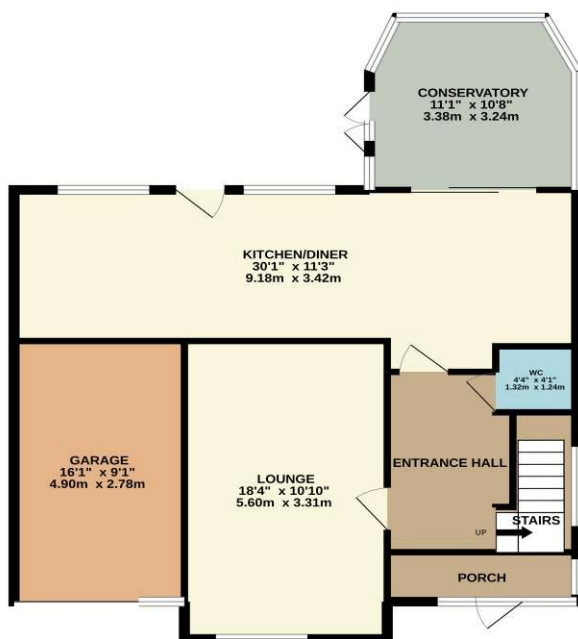
EXTERIOR

The **STUNNING MATURE REAR GARDEN** measuring approximately 100ft (30.48m) commencing with patio area. Laid to lawn. Mature flower and shrub borders. **SHED** to remain. Gate providing access to front.



The **FRONT** has a sweeping block paved in and out driveway providing off street parking for several vehicles leading to **GARAGE** with up and over door. Power and lighting.

GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 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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