

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Plumberow Avenue, Hockley, SS5 5NZ



Guide Price £500,000 - £525,000

Situated within walking distance to Hockley Mount, local shops, mainline railway station with links to London Liverpool Street and Greendward Sixth Form Academy and Plumberow Primary Academy, is this stunning four bedroom, recently renovated to a very high specification throughout semi-detached family home benefiting from having ground floor rear extension providing open plan kitchen/breakfast room, approximately 60ft landscaped rear garden, substantial driveway providing off-street parking for several vehicles and garage.

NO ONWARD CHAIN.

Council Tax Band: D. EPC Rating: E. Ref 20374

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Entrance via double glazed entrance door to

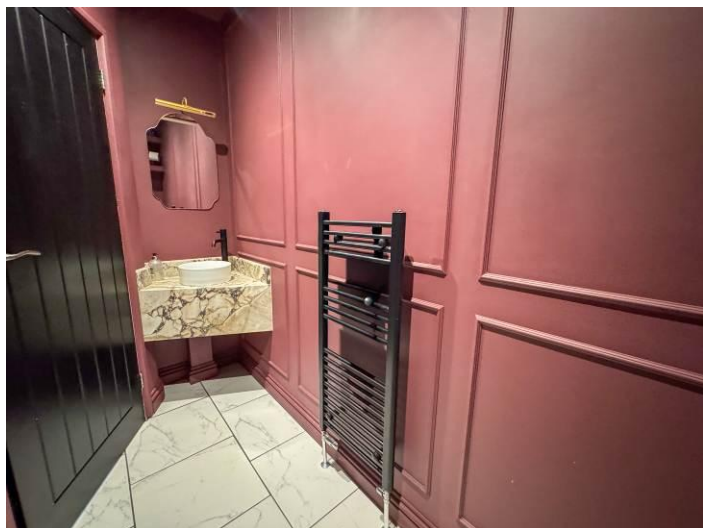
ENTRANCE HALL

Double glazed window to the front aspect. Stairs to first floor accommodation. Full height walk-in storage cupboard. Porcelain tiled floor. Plastered ceiling. Contemporary vertical radiator.



GROUND FLOOR CLOAKROOM/WC

WC with concealed cistern. Marble vanity with circular wash hand basin with matt black mixer tap. Under stairs storage cupboard. Porcelain tiled floor. Panelled walls. Plastered ceiling. Towel radiator.



GROUND FLOOR BEDROOM FOUR/DINING ROOM 13' 1" x 10' (3.99m x 3.05m)

Double glazed window to the front aspect. Wood effect flooring. Part panelled walls. Plastered ceiling. Radiator.



LOUNGE 13' 1" x 12' (3.99m x 3.66m)

Feature fireplace with Oak mantle, brick surround, Granite hearth and inset Log Burner. Custom fitted storage with Marble surface to both recesses. Wood effect flooring. Plastered ceiling. Radiator. Open plan through to



KITCHEN/BREAKFAST ROOM 19' 5" x 13' 5" (5.92m x 4.09m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Double glazed roof lantern. Stunning, recently fitted kitchen area with custom fitted Shaker style base and eye level units. Quartz Sensor Patina work surfaces with matching upstands. Space for free standing Range cooker with extractor above. Island unit incorporating Butler sink with chrome Hot tap. Integrated fridge/freezer. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.



UTILITY ROOM 8' 11" x 6' 2" (2.72m x 1.88m)

Continuation of Shaker style base and eye level units. Quartz work surfaces. Full height storage cupboard. Integrated low level fridge (the vendor has advised this has plumbing behind so could be replaced by dishwasher). Space for washing machine. Wood effect flooring. Plastered ceiling. Inset spot lights.



FIRST FLOOR ACCOMMODATION

LANDING

Wood flooring.

BEDROOM ONE 13' 1" x 12' (3.99m x 3.66m)

Double glazed window to the rear aspect. Wood effect flooring. Part panelled walls. Plastered ceiling. Radiator.



BEDROOM TWO 13' 1" x 10' (3.99m x 3.05m)

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



BEDROOM THREE 8' 11" x 6' 10" (2.72m x 2.08m)

Double glazed window to the front aspect. Built-in over stairs storage cupboard. Wood effect flooring. Plastered ceiling. Radiator.



LUXURY BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Solid Oak vanity unit with Quartz work surface, splash back and table top Quartz wash hand basin with chrome mixer tap. Free standing roll edge bath with central mixer tap and telephone handset shower attachment. Fully tiled double walk-in shower enclosure with thermostatic shower and Waterfall shower head. Tiled floor. Plastered ceiling. Inset spot lights. Towel radiator.



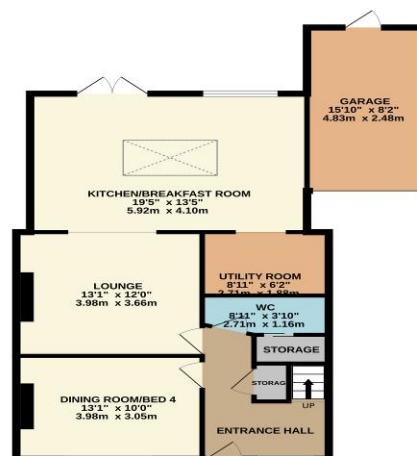
EXTERIOR

The **LANDSCAPED REAR GARDEN** measures approximately 60' (18.29m) and commences with recently laid slate tile patio leading to laid lawn. Selection of mature flowers and shrub borders with Sleeper edges.

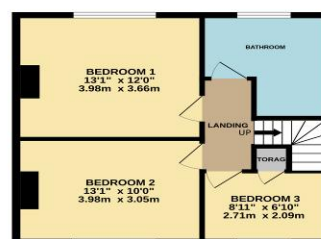


The **FRONT** has lawn area and own driveway providing off-street parking for several vehicles which in turn leads to **GARAGE 15' 10" x 8' 2" (4.83m x 2.49m)** with electric Roller door to the front, power and lighting, personal double glazed door to rear garden.

GROUND FLOOR
865 sq. ft. (80.4 sq.m.) approx.



1ST FLOOR
474 sq. ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq. ft. (124.4 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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