

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hillview, Bicknacre, CM3 4HU



£475,000

Situated in a popular area within the quiet village of Bicknacre is this well presented link-detached house on a large corner plot position with large lounge/diner, conservatory, four double bedrooms, wraparound west facing rear garden and off street parking for four vehicles. Close to local shops, amenities and walks. South Woodham Ferrers mainline railway station is a five minute drive away and Beaulieu Station (opening October 2025) is ten minutes away.

Viewing advised.

Council Tax Band: D. EPC Rating: D.

Our Ref: 20445.

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Entrance via uPVC double glazed door with stained glass windows into entrance porch.

ENTRANCE PORCH

uPVC double glazed windows to side aspect. Wood effect laminate flooring. Door to wc and dining room.

GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising inset sink with vanity storage below and close coupled wc. Towel rail. Part tiled walls.



DINING ROOM 17' 9" x 15' 4" (5.41m x 4.67m)

uPVC double glazed window to front aspect. Stairs to first floor accommodation with storage to side. Modern floor to ceiling radiator. Continuation of wood effect laminate flooring. Plastered ceiling with downlights. Open to kitchen and open to lounge.



LOUNGE 17' 9" x 12' 6" (5.41m x 3.81m)

uPVC double glazed window to rear aspect. Coving to plastered ceiling with downlights. Modern floor to ceiling radiator. Sliding patio doors to conservatory.



CONSERVATORY 10' 7" x 9' (3.23m x 2.74m)

uPVC double glazed windows to all aspects. uPVC double glazed French doors providing access to rear garden. Tiled flooring.



KITCHEN 13' 5" x 7' 7" (4.09m x 2.31m)

uPVC double glazed window to front aspect. A comprehensive range of modern base and eye level units incorporating roll edge work surface with inset sink with mixer tap and drainer unit. Integrated oven. Hob with extractor fan above. Integrated fridge. Vinyl flooring. Opening into utility room.



UTILITY ROOM 7' 9" x 4' 6" (2.36m x 1.37m)

A range of base and eye level units incorporate roll edge work surface. Door to storage/garage 18' 3" x 7' 9" (5.56m x 2.36m). Door to studio.

STUDIO 15' 6" x 7' 9" (4.72m x 2.36m)

uPVC double glazed window to rear aspect. uPVC double glazed door to rear aspect.

FIRST FLOOR LANDING

BEDROOM ONE 13' 11" x 9' 5" (4.24m x 2.87m)

uPVC double glazed window to rear aspect. Radiator.



BEDROOM TWO 13' 11" x 8' 4" (4.24m x 2.54m)

uPVC double glazed window to side and rear aspects. Radiator.



BEDROOM THREE 9' 9" x 8' 1" (2.97m x 2.46m)

uPVC double glazed window to front aspect. Cupboard housing boiler. Radiator. Coving to ceiling.



BEDROOM FOUR 9' 5" x 8' 1" (2.87m x 2.46m)

uPVC double glazed window to front aspect. Radiator. Coving to ceiling.



BATHROOM

Obscure uPVC double glazed window to side aspect. A three piece suite comprising panelled bath with shower over and glass shower screen, inset sink with vanity storage and close coupled wc. Part tiled walls.



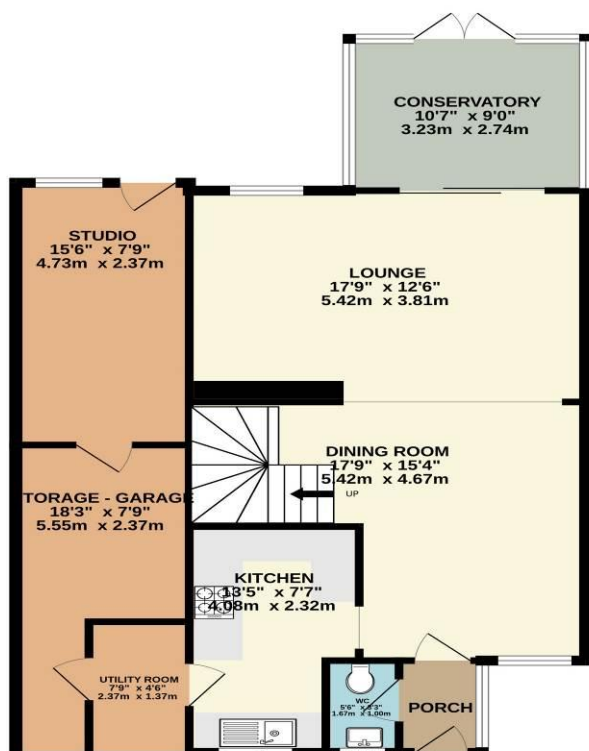
EXTERIOR.

The **REAR GARDEN** is **west facing** and wraps around the property commencing with patio area. Laid to lawn. Shrubbery to side. Shed. Gate providing access to front.

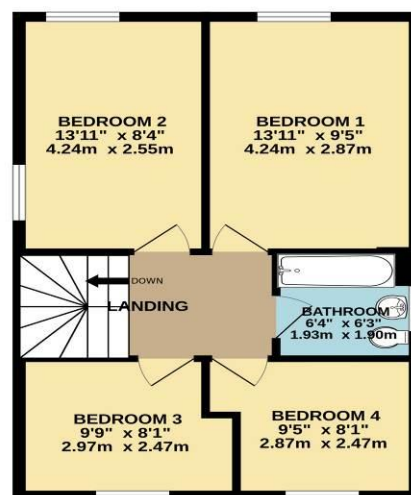


The **FRONT** has a block paved driveway providing off street parking for four vehicles leading to **GARAGE** with roller door. Spacious side garden allowing scope for a double sided extension. subject to the usual planning

GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 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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