

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Buckingham Road, Hockley, SS5 4UE



**Guide Price:**  
**£400,000 - £425,000**

Situated on the popular Betts Farm Development is this extended four bedroom semi detached house with a double storey side extension creating master bedroom with en suite and a further reception room to the ground floor. Externally there is a beautifully landscaped rear garden and own driveway providing off street parking. Within very close walking distance to Hockley with its shops and restaurants, schools and mainline railway station to London Liverpool Street.

Viewing advised. Council Tax Band: D.

EPC Rating: TBC. Our Ref: 18577.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

#### ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Wood effect flooring. French doors to lounge.



#### LOUNGE 13' 7" x 12' 2" (4.14m x 3.71m)

Double glazed window to front aspect. Feature fireplace with inset fire. Radiator. Coving to textured ceiling. Open plan through to sitting room.



#### SITTING ROOM 11' x 7' 10" (3.35m x 2.39m)

Double glazed patio doors providing access to rear garden. Radiator. Coving to textured ceiling. Archway through to dining room.



#### DINING ROOM 11' x 7' 10" (3.35m x 2.39m)

Double glazed window to rear aspect. Radiator. Textured ceiling. Doorway through to kitchen.





### KITCHEN 13' 7" x 10' 3" (4.14m x 3.12m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A comprehensive range Shaker style base and eye level units incorporating roll top wood effect work surface with inset stainless steel sink drainer unit. Space for freestanding cooker with extractor above. Space and plumbing for washing machine and dishwasher. Housing for American style fridge freezer. Wood effect flooring. Plastered ceiling with inset LED spotlighting. Door to reception room.



### RECEPTION ROOM 14' 4" x 10' 3" (4.37m x 3.12m)

Double glazed window to front aspect. Base level units. Radiator. Wood effect flooring. Plastered ceiling with inset LED spotlighting. Door to ground floor wc.



### GROUND FLOOR WC

Obscure double glazed window to side 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. Radiator. Wood effect flooring.

### SPACIOUS GALLERIED FIRST FLOOR LANDING



### BEDROOM ONE 13' 1" x 10' 3" (3.99m x 3.12m)

Double glazed window to front aspect. Radiator. Coving to textured ceiling. Large walk in wardrobe. Door to en suite.



### EN SUITE

Obscure double glazed window to rear aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Part tiled walls. Plastered ceiling.





Double glazed window to front aspect. Fitted wardrobes to one wall. Radiator. Textured ceiling.



Double glazed window to rear aspect. Radiator. Textured ceiling.



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 chrome taps and shower attachment. inset wash hand basin with vanity storage below and back to wall wc. Part tiled walls. Radiator.



A **beautifully landscaped REAR GARDEN** commencing with patio area with steps up to garden. Laid to circular lawn with landscaped surround with beautifully maintained borders with flowers and shrubs. Shed to remain. Gate providing access to front.

The **FRONT** has own driveway providing off street parking.  
Flower and shrub edges.



**TOTAL FLOOR AREA:** 1250 sq. ft. (118.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.

**Apartment 1000/1001**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.