

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Sunnyfield Gardens, Hockley, SS5 4SL



Guide Price £400,000 - £425,000

Situated in a popular location, just off Folly Lane, is this extended, spacious four double bedroom semi-detached family home benefiting from having versatile living accommodation to the ground floor to include shower room, secluded rear garden, own block paved driveway providing off-street parking for several vehicles and integral garage. Walking distance to Hockley Woods, the excellent Hockley Primary school as well as local shops.

Council Tax Band: D. EPC Rating: D.
Ref 20483

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Entrance via double glazed entrance door to

ENTRANCE PORCH

Double glazed window to the front aspect. Door to

ENTRANCE HALL

Stairs to first floor accommodation. Two double storage cupboards. Wood effect flooring. Radiator.

DINING ROOM 15' 4" x 12' 10" (4.67m x 3.91m)

Double glazed window to the front aspect. Wood effect flooring. Radiator. Bi-fold doors providing access to the Lounge.



LOUNGE 19' 7" x 12' 3" (5.97m x 3.73m)

Double glazed patio doors providing access to the rear garden. Wood effect flooring. Coving to ceiling. Radiator. Door to Kitchen.



KITCHEN/BREAKFAST ROOM 21' 9" x 12' (6.63m x 3.66m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Comprehensive range of base and eye level units. Roll edge work surfaces. Integrated wine rack. Space for free standing Range cooker. Space for appliances. Housing for American style fridge/freezer. Tiled effect flooring. Radiator. Door to Shower Room.



GROUND FLOOR SHOWER ROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Tiled shower enclosure with thermostatic shower. Tiled floor. Tiled walls. Chrome towel radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard.

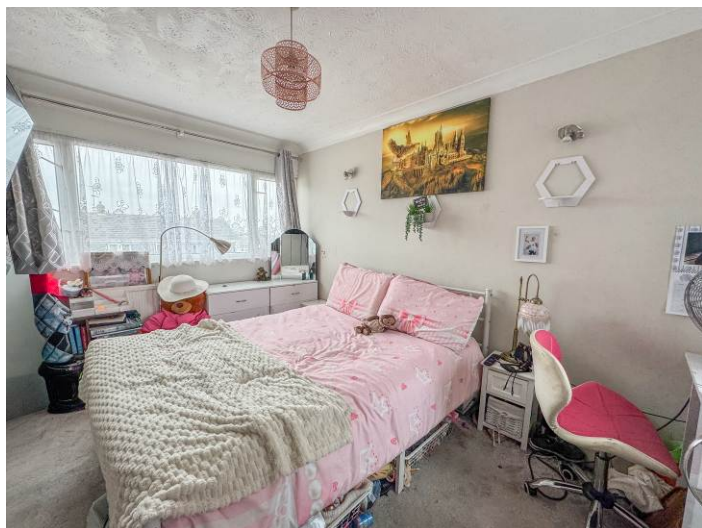
BEDROOM ONE 15' 4" x 12' 10" (4.67m x 3.91m)

Double glazed window to the front aspect. Fitted bedroom furniture. Radiator.



BEDROOM TWO 13' 2" x 8' 10" (4.01m x 2.69m)

Double glazed window to the front aspect. Double glazed window to the rear aspect. Radiator.



BEDROOM THREE 12' 10" x 9' (3.91m x 2.74m)

Double glazed window to the rear aspect. Wood effect flooring. Radiator.



BEDROOM FOUR 11' 4" x 9' 3" (3.45m x 2.82m)

Double glazed window to the rear aspect. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the front aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with shower over and shower screen. Tiled floor. Tiled walls. Chrome towel radiator.



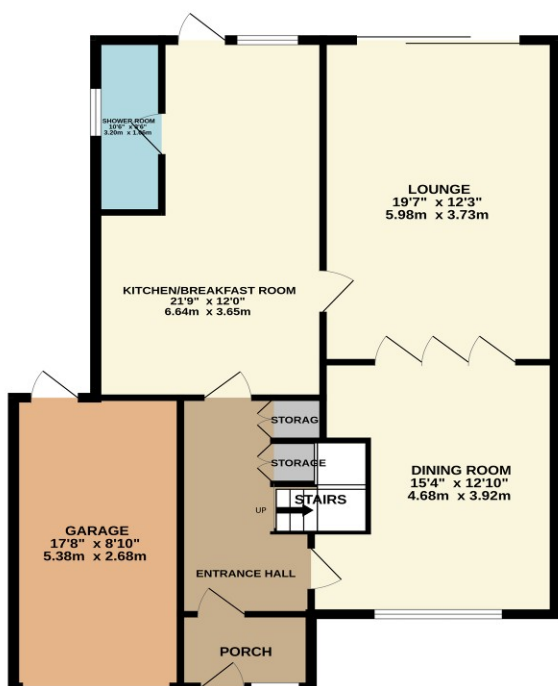
EXTERIOR

The **SECLUDED REAR GARDEN** commences with raised decking area extending one side to the rear, with steps down to low maintenance artificial lawn.

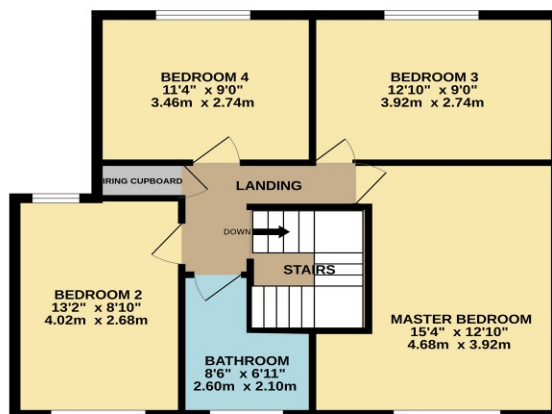


The **FRONT** has own block paved driveway providing off-street parking for several vehicles leading to **INTEGRAL GARAGE 17' 8" x 12' (5.38m x 3.66m)** with Up & Over door, personal door to rear garden.

GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1620 sq.ft. (150.5 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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