

Williams & Donovan

Sales · Lettings · New Homes

Willow House, 27 High Road, Hockley, SS5 4SY



£1,250,000

Occupying a third acre plot is this impressive detached five bedroom family home in a sought after location benefiting from living accommodation approaching 4000 sq ft, many original features, a stunning landscaped rear garden and large driveway providing ample off-street parking. Properties of this size and quality are rarely available within Hockley and viewing is highly recommended.

NO ONWARD CHAIN.

EPC Rating: tbc. Our Ref 17458



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Entrance via hardwood entrance door to

ENTRANCE HALL 22' 3" x 13' (6.78m x 3.96m)

Double glazed bay window to the front aspect. Sweeping staircase to first floor accommodation. Under stairs storage cupboard. Original fireplace with inset fire. Solid oak flooring. Coving to plastered ceiling. Radiator. French doors providing access to



DINING ROOM 21' 7" x 10' 7" (6.58m x 3.23m)

Double glazed bay window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



SNOOKER ROOM 22' 1" x 20' 8" (6.73m x 6.3m)

Two double glazed bay windows to the rear aspect. Double glazed bay window to the side aspect. Custom made bar. Coving to plastered ceiling. Two radiators.



LOUNGE 26' 11" x 17' 1" (8.2m x 5.21m)

Two double glazed bay windows to the front aspect. Feature fireplace. Coving to plastered ceiling. Three radiators.



KITCHEN/BREAKFAST ROOM 26' 11" x 22' max (8.2m x 6.71m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of base and eye level units. Wood edged work surfaces. Inset one and half sink drainer unit. Integrated electric oven, Four ring electric hob. Extractor chimney. Tiled splash backs. Large walk-in storage cupboard. Breakfast bar. Space for appliances. Tiled floor. Step up to breakfast area. Radiator.



INNER LOBBY

Door to Snooker Room. Door to **GROUND FLOOR SHOWER ROOM**

Obscure double glazed window to the rear aspect. Low level WC. Pedestal wash hand basin. Tiled shower cubicle with thermostatic shower. Tiled floor. Plastered ceiling. Inset spot lights. Chrome heated towel rail.



FIRST FLOOR ACCOMMODATION

LANDING

Obscure stained glass feature window to the side aspect. Two storage cupboards. Double storage cupboard. Coving to plastered ceiling. Access to loft.

BEDROOM ONE 20' 8" x 15' 1" (6.3m x 4.6m)

Double glazed window to the rear aspect. Double glazed sliding doors providing access to **BALCONY 22' 5" x 6' 6" (6.8m x 2m)** with stunning view over rear garden. Fitted drawer storage. Coving to plastered ceiling. Inset spot lights. Radiator.



ENSUITE BATHROOM

Obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin. Tiled panelled Whirlpool Jacuzzi bath with shower attachment. Tiled floor. Tiled walls. Chrome heated towel rail.



DRESSING ROOM 14' 9" x 12' 11" (4.5m x 3.94m)

Double glazed window to the rear aspect. Comprehensive range of fitted wardrobes and storage. Coving to plastered ceiling. Inset spot lights. Radiator.



BEDROOM TWO 14' 4" x 11' 2" (4.37m x 3.4m)

Double glazed window to the front aspect. Fitted wardrobes. Coving to plastered ceiling. Radiator.



BEDROOM THREE 18' 6" x 10' 7" (5.64m x 3.23m)

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



BEDROOM FOUR 14' 4" x 9' 9" (4.37m x 2.97m)

Double glazed window to the front aspect. Coving to plastered ceiling. Radiator.

BEDROOM FIVE 14' 4" x 7' 8" (4.37m x 2.34m)

Double glazed window to the front aspect. Coving to plastered ceiling. Radiator.



LARGE FAMILY BATHROOM 14' 4" x 9' 10" (4.37m x 3m) Obscure double glazed window to the front aspect. Obscure double glazed window to the side aspect. Low level WC. Twin 'His & Her' wall mounted wash hand basins with chrome towel rails. Free standing bath with chrome clawed feet, chrome mixer tap and telephone-handset shower attachment. Large walk-in shower cubicle with GROHE shower and built-in body jets. Tiled floor. Plastered ceiling. Inset spot lights. Radiator.



EXTERIOR

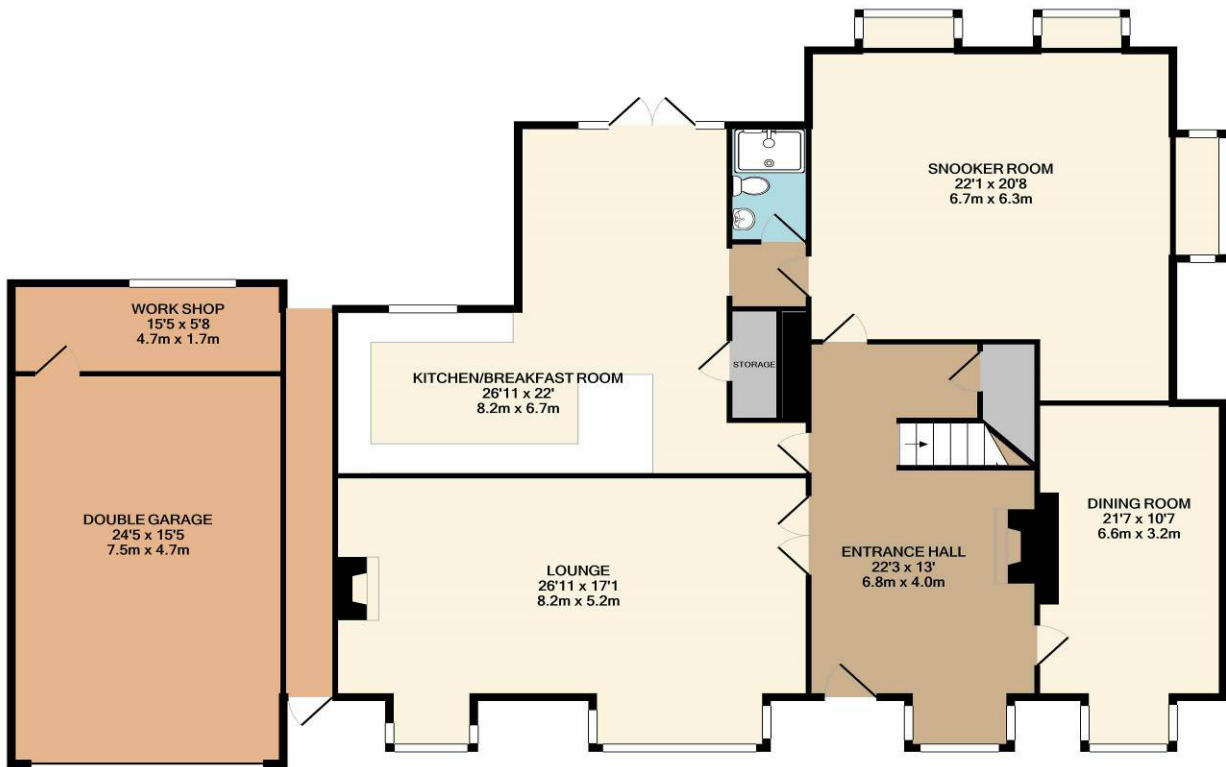
The property occupies **THIRD OF ACRE** plot with the **STUNNING LANDSCAPED REAR GARDEN** commencing with patio area. Steps up to laid lawn. Selection of mature trees, shrubs and flowers. Steps up to **RAISED PATIO**, **ideal for outdoor entertaining**. Enclosed, under cover access to the front.



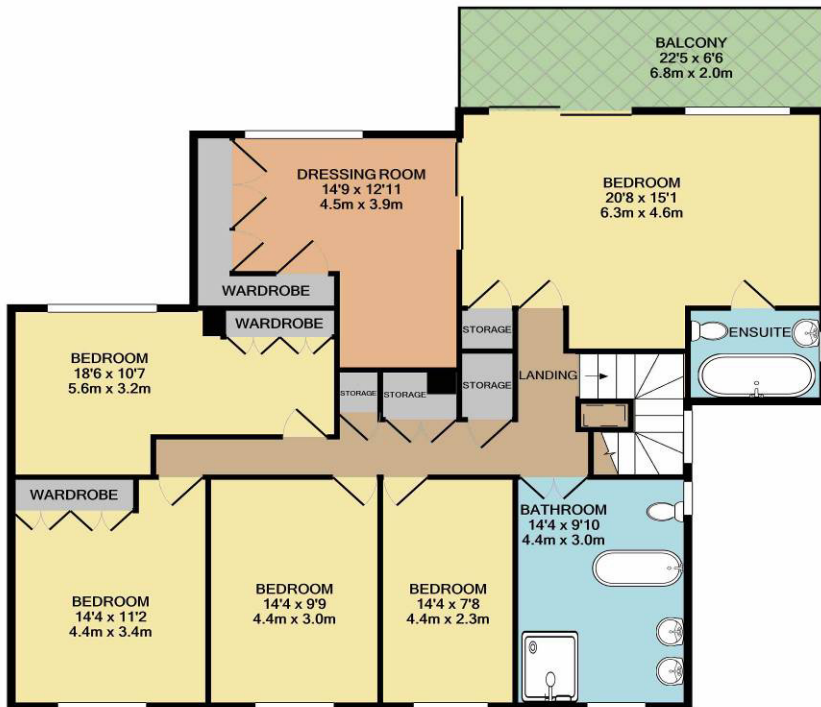


The **FRONT** is screened with mature hedging and conifers, has lawn area and large sweeping shingle driveway providing off-street parking for several vehicles which in turn leads to **GARAGE 24' 5" x 15' 5" (7.44m x 4.7m)** with **personal door to WORKSHOP 15' 5" x 5' 8" (4.7m x 1.73m)** with window to rear aspect, personal door providing access to rear garden, power and light.





GROUND FLOOR
APPROX. FLOOR
AREA 2384 SQ.FT.
(221.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1421 SQ.FT.
(132.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3805 SQ.FT. (353.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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