

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

30 Glencrofts, Hockley, SS5 4GN



£825,000

Situated on the exclusive Glencrofts Development is this stunning five bedroom detached executive home, which occupies a wider than average plot on the development, with large open plan kitchen/family room, two further reception rooms, master bedroom suite with en suite shower room, spacious driveway providing off street parking for several vehicles and double detached garage. Within walking distance to Hockley mainline railway station with its links to London Liverpool Street, local schools and shops.

Viewing highly recommended.

Council Tax Band: G. EPC Rating: TBC. Our Ref: 19669.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiators. Wood flooring. Coving to plastered ceiling.



GROUND FLOOR WC

A two piece suite comprising inset wash hand basin with chrome mixer tap and high gloss vanity storage below and back to wall wc. Tiled splash back. Wood flooring. Coving to plastered ceiling.



LOUNGE 23' 3" x 11' 2" (7.09m x 3.4m)

Double glazed bay window to front aspect. Double glazed patio doors providing access to rear garden. Coving to plastered ceiling.



DINING ROOM 13' 11" x 10' 7" (4.24m x 3.23m)

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



BREAKFAST AREA 13' 3" x 8' 4" (4.04m x 2.54m)

Double glazed French doors with full height glass side panels providing access to rear garden. Wood flooring. Coving to plastered ceiling with inset spotlighting. Open plan through to kitchen.



KITCHEN 15' 9" x 10' 7" (4.8m x 3.23m)

Double glazed window to rear aspect. A comprehensive range of modern base and eye level units incorporating granite work surface with inset sink drainer unit with complimentary granite upstands. Integrated twin electric oven with heater drawer. Induction hob with extractor above. Integrated fridge and freezer. Integrated dishwasher. Inset plinth LED lighting. Coving to plastered ceiling with inset spotlighting. Tiled flooring. Door providing access to utility room.



UTILITY ROOM 7' 2" x 4' 9" (2.18m x 1.45m)

Double glazed door providing access to rear garden. A range of base and eye level units incorporating work surface. Space and plumbing for appliances. Radiator. Tiled flooring. Plastered ceiling.



MASTER BEDROOM 15' 9" max x 10' 7" max (4.8m x 3.23m)

Double glazed window to rear aspect. Custom fitted wardrobes to two walls. Radiator. Coving to plastered ceiling. Door to en suite.



GALLERIED FIRST FLOOR LANDING



EN SUITE SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising double walk in tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and back to wall wc. Chrome heated towel radiator. Tiled walls. Plastered ceiling with inset spotlighting.



BEDROOM TWO 11' 11" x 11' 2" (3.63m x 3.4m)

Double glazed window to front aspect. Fitted wardrobes with mirror fronted sliding doors to one wall. Radiator. Coving to plastered ceiling.



BEDROOM THREE 10' 7" x 8' 1" (3.23m x 2.46m)

Double glazed window to front aspect. Radiator. Fitted wardrobes with mirror fronted sliding doors to one wall. Coving to plastered ceiling.



BEDROOM FOUR 8' 9" x 8' 4" (2.67m x 2.54m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



BEDROOM FIVE 8' 4" x 8' 2" (2.54m x 2.49m)

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



LUXURY FAMILY BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with full height glass shower screen and shower over, inset wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Heated towel radiator. Tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



EXTERIOR.

The property occupies a wider than average plot for the development with the **REAR GARDEN** commencing with a patio area leading to garden. Laid to lawn. A selection of mature flowers and shrubs. Fencing to all boundaries. Side patio providing seclusion for outdoor seating or hot tub area.



GARDEN CABIN/OFFICE with recently landscaped patio surround providing perfect outdoor seating area. Power and lighting. Wood effect flooring. Plastered ceiling with inset LED spotlighting.

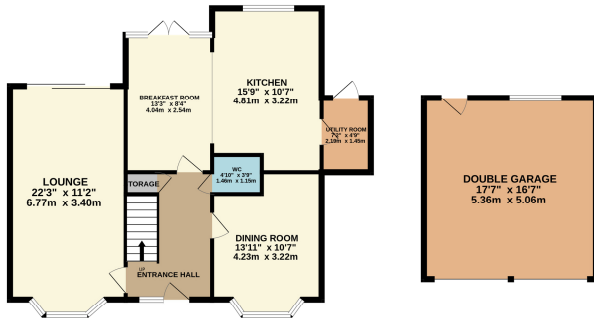


Door to **DETACHED DOUBLE GARAGE** with twin up and over doors. Power and lighting.

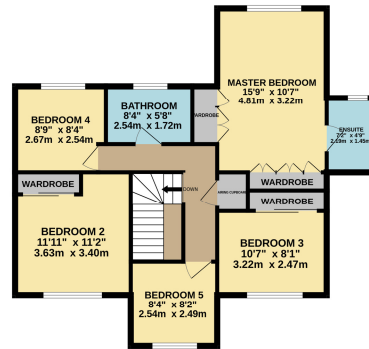
The **FRONT** has own block paved driveway providing off street parking for several vehicles leading to garage.



GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 1849 sq.ft. (171.8 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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