

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Spencers, Hawkwell, SS5 4LW



Guide Price £675,000 - £700,000

Situated on the sought after Spencers development and occupying one of the largest plots, is this substantial five bedroom executive family home offering versatile ground floor living accommodation with kitchen/breakfast room, separate lounge, dining room and study, en suite and dressing room to master bedroom, wrap around rear garden backing directly on to Spencers park, spacious driveway providing off-street parking for several vehicles and double detached garage.

NO ONWARD CHAIN

Council Tax Band: F. EPC Rating: tbc.

Ref 19958

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Entrance via Storm Porch with double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Further storage cupboard. Wood effect flooring. Coving to ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with low level cistern. Wash hand basin. Radiator.

STUDY 11' x 7' (3.35m x 2.13m)

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



LOUNGE 18' 4" x 12' 4" (5.59m x 3.76m)

Double glazed window to the front aspect. Double glazed patio doors providing access to rear garden. Feature fireplace with inset fire. Coving to ceiling. Radiator. French doors through to Dining Room.



DINING ROOM 12' 8" x 10' 4" (3.86m x 3.15m)

Double glazed window to the rear aspect. Coving to textured ceiling. Radiator.



L SHAPED KITCHEN/BREAKFAST ROOM 19' 2" max x 15' max (5.84m x 4.57m)

Double glazed window to the front aspect. Double glazed window to the rear aspect. Comprehensive range of modern high gloss base and eye level units. Granite work surfaces with matching upstands. Inset sink with Granite drainer. Integrated twin eye level electric oven. Integrated microwave. Inset Induction hob with extractor above. Integrated dish washer. Full height storage cupboard. Tiled floor. Radiator.



UTILITY ROOM 8' 5" x 7' 2" (2.57m x 2.18m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Base and eye level units. Granite effect roll edge work surface with matching upstands. Inset stainless steel sink drainer unit. Space for washing machine. Space for tumble dryer.



FIRST FLOOR ACCOMMODATION

GALLERIED STYLE LANDING

Double glazed window to the front aspect. Storage/airing cupboard. Radiator.



BEDROOM ONE 16' 7" x 11' 2" (5.05m x 3.4m)

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



DRESSING ROOM 8' x 7' 3" (2.44m x 2.21m)

Double glazed window to the rear aspect. Fitted wardrobes. Radiator.



BEDROOM TWO 12' 4" x 10' 11" (3.76m x 3.33m)

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



EN SUITE

Obscure double glazed window to the rear aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath. Tiled floor. Part tiled walls. Inset ceiling spot lights. Radiator.



BEDROOM THREE 12' 4" x 8' 3" (3.76m x 2.51m)

Double glazed window to the front aspect. Built-in storage cupboard. Radiator.



BEDROOM FOUR 11' x 7' (3.35m x 2.13m)

Double glazed window to the front aspect. Radiator.

BEDROOM FIVE 8' 3" x 7' 5" (2.51m x 2.26m)

Double glazed window to the front aspect. Built-in wardrobe. Radiator.



FAMILY SHOWER ROOM

Obscure double glazed window to the rear aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Fully tiled walk-in shower enclosure with thermostatic shower and drying area. Tiled floor. Part tiled walls. Towel radiator.



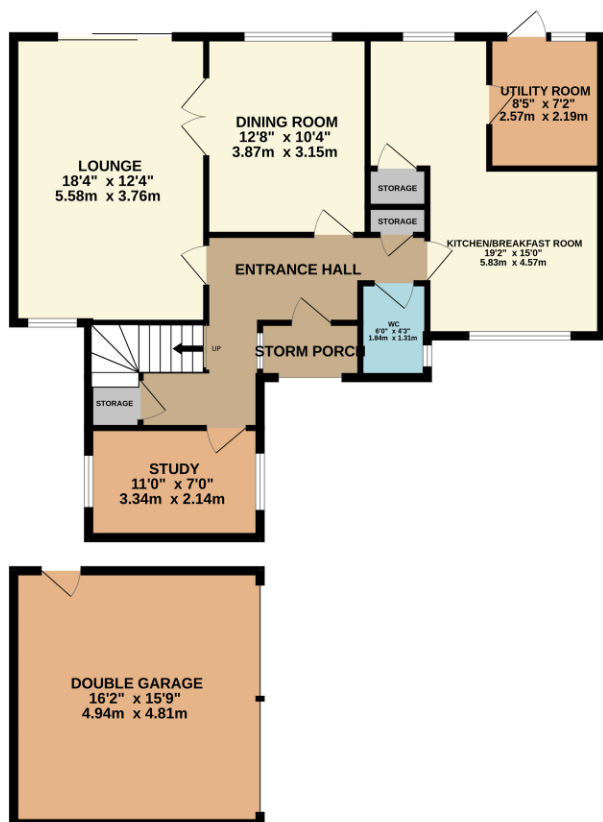
EXTERIOR

The property occupies a substantial corner plot position with the **REAR GARDEN measuring approximately 60' x 65' (18.29m x 19.81m)** which wraps around to side area. Large sweeping patio area from rear to side. Side gate providing access to the front.

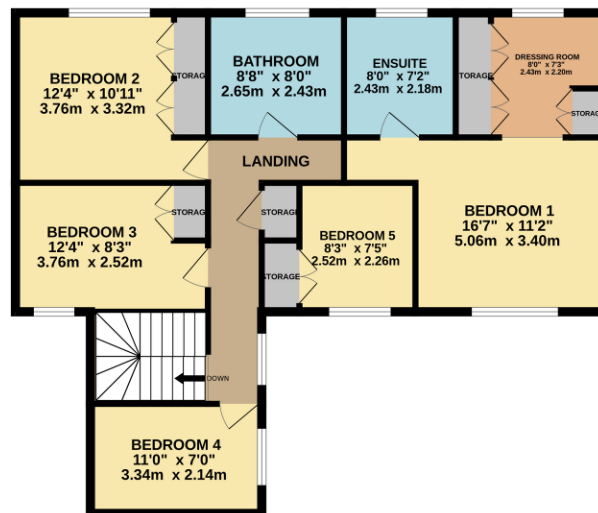


The **FRONT** has lawn area and own block paved driveway providing off-street parking for several vehicles leading to **DOUBLE DETACHED PITCHED ROOF GARAGE 16' 2" x 15' 9" (4.93m x 4.8m)** with twin Up & Over doors, power and lighting, personal door to rear garden.

GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



1ST FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 2005 sq.ft. (186.3 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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