

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Belchamps Way, Hockley, SS5 4NU



O.I.E.O. £575,000

Situated in a quiet cul de sac position, within close walking distance to Hockley Woods, Westerings Primary School, Greensward Sixth Form Academy, local shops and mainline railway station with its links to London Liverpool Street, is this substantial five bedroom detached chalet, measuring in excess of 2000 sq ft, benefiting from having versatile living accommodation, ground floor bathroom, approximately 70ft x 50ft stunning rear garden and own driveway providing off-street parking for several vehicles. Potential to extend further to both side and first floor, subject to the usual planning permissions.

Council Tax Band: E. EPC Rating: tbc.

Ref 13873

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Entrance via double glazed entrance door to

ENTRANCE PORCH

Door to

ENTRANCE HALL

Wood effect flooring. Plastered ceiling. Radiator.



LOUNGE 15' 8" x 11' 2" (4.78m x 3.4m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Radiators.

SITTING ROOM 13' 1" x 9' 8" (3.99m x 2.95m)

Double glazed window to the front aspect. Radiator.



GROUND FLOOR BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with shower over. Wood effect Herringbone flooring. Part tiled walls. Towel radiator.



KITCHEN 14' 4" x 11' 8" (4.37m x 3.56m)

Double glazed window to the rear aspect. Double glazed window to the side aspect. Double glazed door to Conservatory. Comprehensive range of base and eye level units. Granite effect work surfaces. Integrated double electric oven. Inset Induction hob with stainless steel extractor chimney over. Integrated appliances. Wall mounted boiler. Wood effect flooring. Plastered ceiling. Inset spot lights. French doors providing access to Breakfast Room.





BREAKFAST ROOM 17' 2" x 12' 1" (5.23m x 3.68m)

Double glazed French doors providing access to Conservatory. Stairs to first floor accommodation. Feature brick built fire place. Wood effect flooring. Radiator. Door to Hallway.

CONSERVATORY 25' 2" x 6' 9" (7.67m x 2.06m)

Double glazed windows. Double glazed patio doors providing access to rear garden. Base units to one side with Granite effect work surface and space for appliances. Tiled floor.



INNER LOBBY Doors to bedrooms.

GROUND FLOOR BEDROOM FOUR 16' 10" x 9' (5.13m x 2.74m)

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



GROUND FLOOR BEDROOM FIVE 15' 5" x 7' 8" (4.7m x 2.34m)

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



FIRST FLOOR ACCOMMODATION

LANDING Doors to rooms.

BEDROOM ONE 14' 6" x 12' (4.42m x 3.66m) Double glazed window to the rear aspect. Eaves storage cupboard. Radiator.



BEDROOM TWO 11' 2" x 10' 5" (3.4m x 3.18m) Double glazed window to the rear aspect. Radiator.



BEDROOM THREE 13' 7" x 6' 11" (4.14m x 2.11m) Double glazed window to the side aspect. Radiator.



BATHROOM

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Fully tiled corner shower cubicle with electric shower. Eaves storage cupboard. Wood effect Herringbone flooring. Part tiled walls. Plastered ceiling. Inset spot lights. Towel radiator.



EXTERIOR

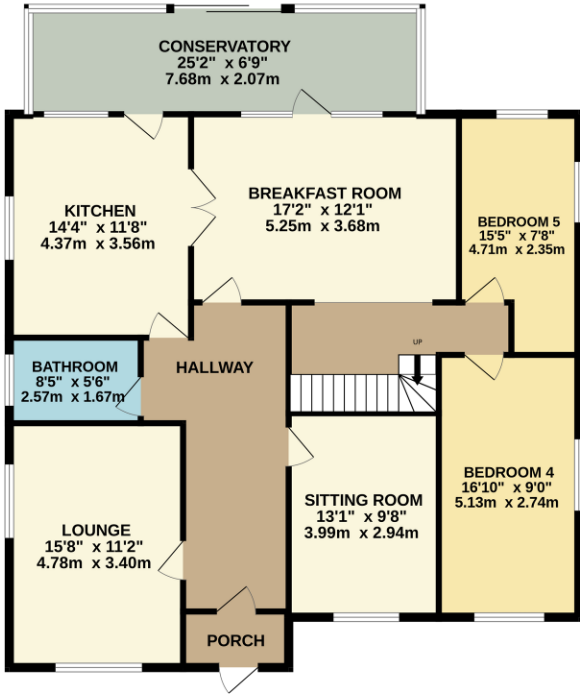
The **STUNNING REAR GARDEN** measures approximately 75' x 50' (22.86m x 15.24m) commences with raised decking with glass and balustrade surround, with steps down to laid lawn. Selection of mature flowers and shrubs. Shingle area with Pagoda and Sleeper border. Additional decking to the side. Gates to both sides providing access to the front.



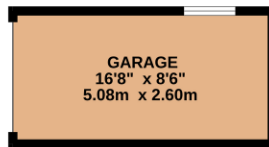
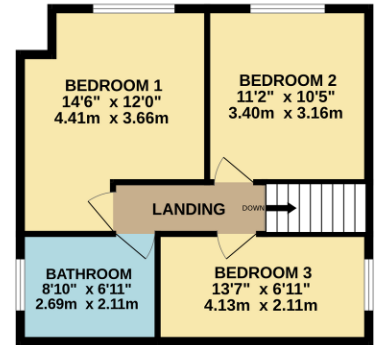
The **FRONT** has own driveway providing off street parking for several vehicles which in turn leads to **DETACHED SINGLE GARAGE**.



GROUND FLOOR
1552 sq.ft. (144.2 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 2025 sq.ft. (188.2 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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