

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Pond Chase, Hockley, SS5 4FS



Guide Price £475,000 - £500,000

Situated on the popular Pond Chase development just off Folly Lane, is this stunning semi-detached five bedroom family home, set over three floors, with master bedroom suite to the top floor offering far reaching views and having been improved by the current owners with landscaped rear garden. Walking distance to all local amenities including the excellent Hockley Primary school.

Council Tax Band: E. EPC Rating: B. Our Ref 17824

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Full height storage cupboard. Tiled floor. Plastered ceiling. Radiator.

GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin with tiled splash back. Tiled floor. Plastered ceiling. Radiator.

KITCHEN/BREAKFAST ROOM 16' x 9' 7" (4.88m x 2.92m) Double glazed window to the front aspect. Base and eye level high gloss units. Inset one and half stainless steel sink drainer unit. Integrated electric oven. Gas hob with stainless steel extractor chimney over. Cupboard housing combination boiler. Space for appliances. Tiled floor. Plastered ceiling. Radiator.



LOUNGE 16' 7" x 10' 2" (5.05m x 3.1m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Stairs to second floor accommodation.

BEDROOM TWO 15' 1" x 9' 2" (4.6m x 2.79m)

Double glazed window to the front aspect. Double glazed window to the rear aspect. Plastered ceiling. Access to loft. Radiator.



BEDROOM THREE 12' x 9' 7" (3.66m x 2.92m)

Double glazed window to the front aspect. Plastered ceiling. Radiator.



BEDROOM FOUR 10' 2" x 10' (3.1m x 3.05m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



BEDROOM FIVE 10' 2" x 6' 8" (3.1m x 2.03m)

Double glazed window to the rear aspect. Custom fitted office furniture. Plastered ceiling. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin with tiled splash back. Panelled bath with chrome taps. Tiled floor. Part tiled walls. Plastered ceiling. Heated towel radiator.



SECOND FLOOR ACCOMMODATION

LANDING

MASTER BEDROOM SUITE 16' 11" x 8' 5" (5.16m x 2.57m)

Double glazed Velux windows to front and rear aspects. Fitted wardrobes to one wall. Eaves storage cupboards. Plastered ceiling. Radiator.



EN SUITE

Obscure double glazed Velux windows to the rear aspect. WC with low level cistern. Pedestal wash hand basin with tiled splash back. Fully tiled corner shower cubicle with thermostatic shower. Tiled floor. Plastered ceiling. Radiator.

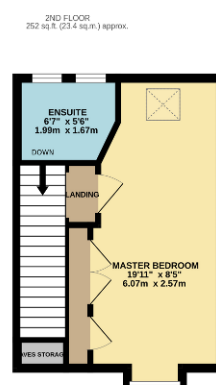
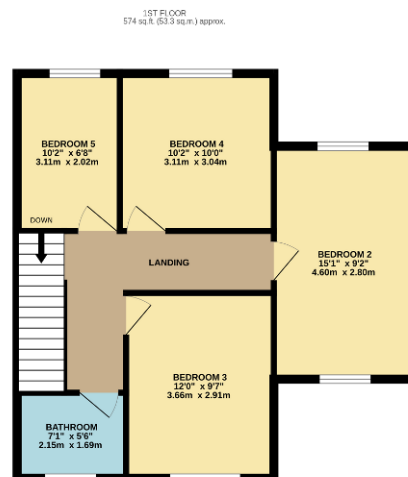
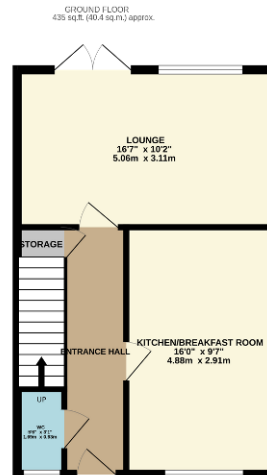


EXTERIOR

The **LANDSCAPED REAR GARDEN** measures approximately 50ft (15.24m) and commences with patio leading to artificial lawn. Private rear gate providing access to woodland. Gate to side providing access to the front.



The **FRONT** has own driveway providing off-street parking leading to **CAR PORT** area.



TOTAL FLOOR AREA : 1260 sq.ft. (117.1 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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