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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Russet Way, Hockley, SS5 5PH



**Guide Price:
£475,000 - £500,000**

Situated in a popular area of Hockley is this detached house with large lounge, large dining room, modern kitchen, utility room, three good size bedrooms, landscaped rear garden and off street parking for two vehicles. Close to local shops, Greensward Academy & Plumberow School, amenities and mainline railway station to London, Liverpool Street.

Viewing highly recommended. Council Tax Band: D. EPC Rating: D.
Our Ref: 20208.

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Accommodation comprises:

Entrance via wooden double glazed door to entrance porch.

ENTRANCE PORCH

uPVC double glazed window to side aspect. Entrance door to dining room.

DINING ROOM 17' 2" x 12' 5" (5.23m x 3.78m)

uPVC double glazed bay window to front aspect. Feature fireplace with open fire. Storage cupboard. Radiator. Coving to plastered ceiling.



ENTRANCE HALL

Stairs to first floor accommodation. Doors to lounge, kitchen, wc and fire door to utility room. Radiator. Plastered ceiling.



LOUNGE 17' 2" x 13' 2" (5.23m x 4.01m)

uPVC double glazed window to rear aspect. uPVC double glazed French doors providing access to rear garden. Feature fireplace with electric fire. Small alcove with shelving and storage. Radiators. Coving to plastered ceiling.



KITCHEN 19' 3" x 8' 8" (5.87m x 2.64m)

uPVC double glazed window to side and rear aspects. uPVC double glazed door providing access to rear garden. A range of base and eye level units incorporating work surface with stainless steel sink drainer unit. Integrated double oven. Integrated gas hob with extractor fan. Space for fridge freezer. Breakfast bar. Cushion flooring. Coving to plastered ceiling.



GROUND FLOOR WC

A two piece suite comprising work top with wash hand basin with vanity storage below and close coupled wc. Tiled flooring.

UTILITY ROOM (CONVERTED GARAGE) 10' 1" x 6' 5" (3.07m x 1.96m)

Space and plumbing for washing machine. Boiler. Access to loft space providing storage. Door to storage to front of garage with up and over door to front.

FIRST FLOOR LANDING

uPVC double glazed window to side aspect. Access to loft via ladder, part boarded and lighting. Doors to all bedrooms and bathroom.



BEDROOM ONE 16' 9" x 12' (5.11m x 3.66m)

uPVC double glazed window to front aspect. Fitted wardrobes to two walls. Radiator. Coving to plastered ceiling.



BEDROOM TWO 10' x 8' 5" (3.05m x 2.57m)

uPVC double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



BEDROOM THREE 10' x 8' 5" (3.05m x 2.57m)

uPVC double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



BATHROOM

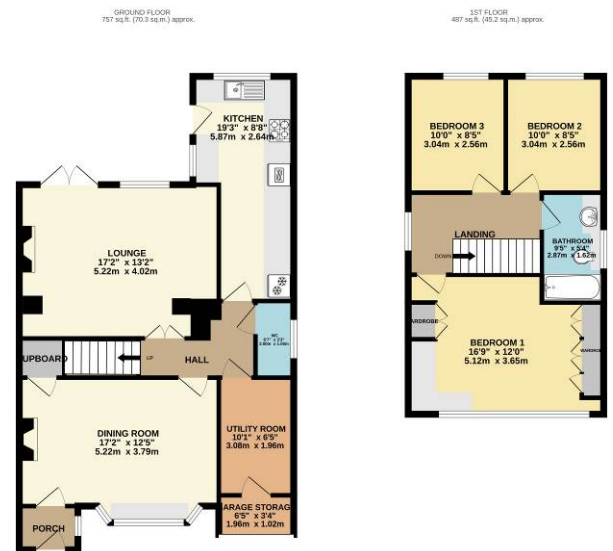
Obscure uPVC double glazed window to side aspect. A three piece suite comprising P-shaped panelled bath with curved shower screen and shower above, inset sink with high gloss vanity storage below and close coupled wc. Storage unit. Towel rail radiator. Plastered ceiling with inset downlights. Tiled walls. Vinyl flooring.



The **FRONT** has block paved driveway providing off street parking for two vehicles.

EXTERIOR.

The **UNOVERLOOKED LANDSCAPED REAR GARDEN** measures approximately 40ft (12.19m) commencing with patio area leading to garden. Laid to lawn. Pond. Further patio area to side. Shed to remain. Further patio area to rear. Gate providing access to front.



TOTAL FLOOR AREA: 1244 sq. ft. (115.5 sq.m.) approx.
Measurements have been made to the finished surface of the building. Measurements of floors, walls, doors and roof areas are approximate and do not necessarily add up to the same amount as the above. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The agent is not responsible for any errors or omissions in this plan.
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