

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Woodside Chase, Hawkwell, SS5 4NB



Guide Price £450,000

Situated in a quiet location is this stunning three/four double bedroom semi-detached family home, improved by the current owners to a high specification throughout and benefiting from having open-plan ground floor living accommodation, modern kitchen/breakfast room with bi-fold doors providing access to the secluded landscaped rear garden, first floor shower room and own driveway providing off-street parking for two/three vehicles. Walking distance to Hockley Woods and local amenities.

Council Tax Band: D. EPC Rating: D.

Ref 20342

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via double glazed entrance door to

ENTRANCE HALL

Obscure double glazed window to the front aspect. Tiled 'porch' area. Stairs to first floor accommodation. Under stairs storage cupboard. Additional built-in storage cupboard. Plastered ceiling. Radiator.



LOUNGE 17' 8" x 10' 2" (5.38m x 3.1m)

Double glazed window to the front aspect. Coving to plastered ceiling. Radiator. Door to Study. Open through to Kitchen/Breakfast room.



STUDY 11' 4" x 7' 5" (3.45m x 2.26m)

Wood effect flooring. Plastered ceiling. Radiator. Fire door providing access to Storage room (this is the remainder of what was originally the Garage).



KITCHEN/BREAKFAST ROOM 23' 7" x 10' 8" (7.19m x 3.25m)

Double glazed window to the rear aspect. Double glazed bi-fold doors providing access to the rear garden. Comprehensive range of modern high gloss base and eye level units. Roll edge work surfaces. Inset one and half sink drainer unit. Space for free standing cooker with stainless steel extractor chimney above. Space for free standing fridge/freezer. Cupboard housing washing machine. Tiled floor. Plastered ceiling. Inset spot lights. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Plastered ceiling. Access to loft.

BEDROOM ONE 16' 2" x 10' 3" (4.93m x 3.12m)

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



BEDROOM TWO 10' 8" x 10' 2" (3.25m x 3.1m)

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



BEDROOM THREE 10' 2" x 7' 5" (3.1m x 2.26m)

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



SHOWER ROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Wall mounted wash hand basin. Fully tiled walk-in shower enclosure with thermostatic shower. Wood effect flooring. Coving to plastered ceiling. Towel radiator.



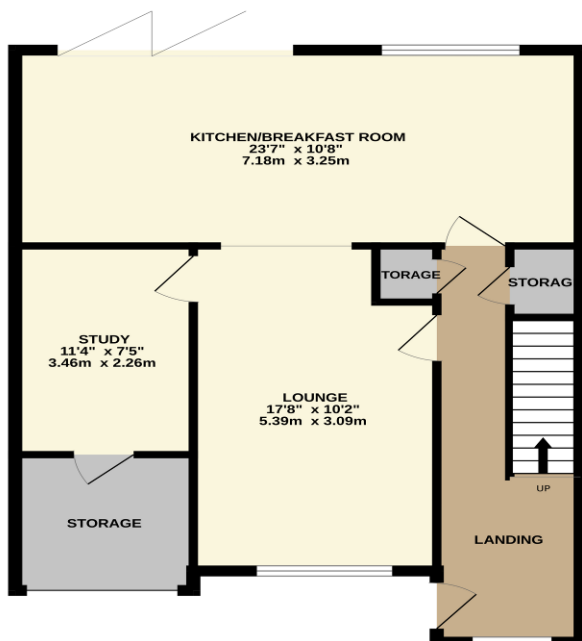
EXTERIOR

The **SECLUDED RECENTLY LANDSCAPED REAR GARDEN** commences with raised decking area with steps down to laid lawn. Paved pathway with rendered brick wall incorporating raised flower beds, leading to rear patio providing perfect additional outdoor seating and entertainment area. Fencing to all boundaries. Gate to the side providing access to the front.

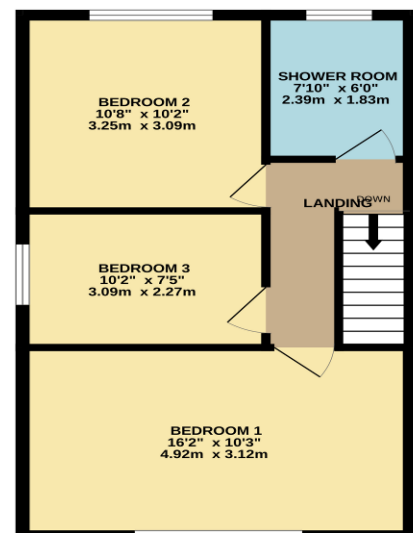


The **FRONT** has own block paved driveway providing off-street parking for two/three vehicles leading to Storage area with Up & Over door, power and lighting.

GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 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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