

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Southend Road, Hockley, SS5 4QQ



£375,000

Situated in the heart of Hockley within walking distance to mainline railway station with links to London Liverpool Street, local schools, shops and Hockley Woods, is this two/three bedroom character mid-terrace cottage benefiting from having many original features, open plan living accommodation to the ground floor, a stunning rear garden measuring approximately 80ft and own driveway providing off-street parking.

**NO ONWARD CHAIN.**

Council Tax Band: C. EPC Rating:tbc. Ref 20308

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

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Entrance via hardwood entrance door to

### ENTRANCE PORCH

Glazed entrance door to

### HALLWAY

Stairs to first floor accommodation. Original wood flooring. Radiator. Door to open plan living accommodation.



### LOUNGE 14' 2" into bay x 11' 4" (4.32m x 3.45m)

Double glazed window to the front aspect. Original feature fireplace with inset fire. Coving to ceiling. Radiator. Open plan to



### DINING AREA 12' 5" x 11' 10" (3.78m x 3.61m)

Under stairs storage cupboard. Coving to ceiling. Radiator. Archway through to



### KITCHEN/BREAKFAST ROOM 15' 5" x 9' 8" (4.7m x 2.95m)

Double glazed patio doors providing access to rear garden. Velux window. Base unit with inset stainless steel sink drainer. Space for free standing Range cooker. Space for appliances. Tiled floor. Coving to ceiling.



**UTILITY ROOM/WC 9' 2" x 7' 6" (2.79m x 2.29m)**

Two double glazed windows to the rear aspect. Butler sink with wall mounted taps and tiled splash back. WC with low level cistern. Space for appliances. Tiled floor.



**BEDROOM TWO 11' 10" x 9' 5" (3.61m x 2.87m)**

Double glazed window to the rear aspect. Original fireplace with tiled hearth. Original wood flooring. Radiator.



**FIRST FLOOR ACCOMMODATION - LANDING**

Stairs to Loft Room.



**BATHROOM 9' 8" x 9' 2" (2.95m x 2.79m)**

Double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Wood panelled bath with mixer tap and telephone handset shower attachment. Fully tiled shower cubicle with thermostatic shower. Wood effect flooring. Part tiled walls. Radiator.



**BEDROOM ONE 15' 5" x 10' 10" (4.7m x 3.3m)**

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



## SECOND FLOOR ACCOMMODATION

**LOFT ROOM 15' 5" max x 10' 2" max (4.7m x 3.1m)**  
Two Velux windows. Eaves storage cupboards. Plastered ceiling. Radiator.



## EXTERIOR

The **STUNNING REAR GARDEN** measures **approximately 80' (24.38m)** commences with patio area leading to beautiful laid lawn with mature selection of flowers, trees and shrubs. Pathway leading to rear end. **SHED** to remain.

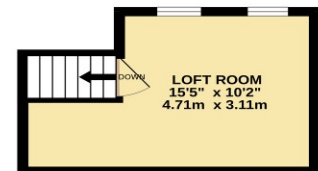
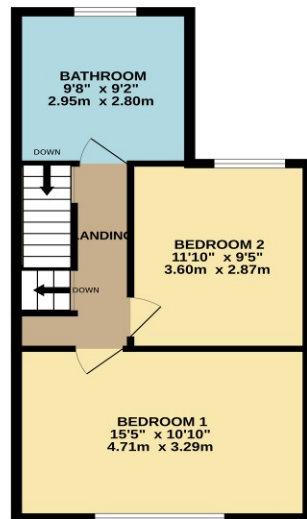
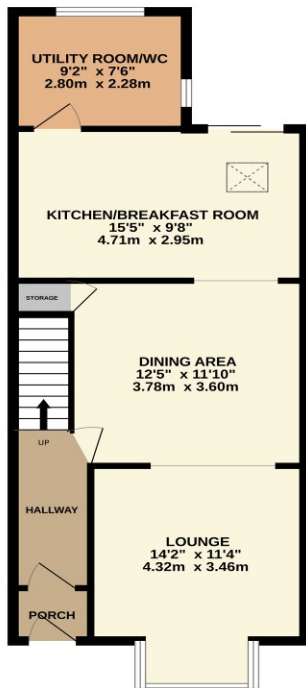


The **FRONT** has own shingle driveway providing off-street parking for one/two vehicles with hedged borders.

GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

2ND FLOOR  
144 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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