

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Woodpond Avenue, Hockley, SS5 4PX



£575,000

Situated in one of Hockley's most sought after locations, within close walking distance of Hockley Woods, Westerings Primary school, shops and mainline railway station with access to London Liverpool Street, is this spacious, versatile, beautifully presented four bedroom link detached family home benefiting from having a rear garden measuring approximately 90ft, own driveway providing off-street parking and garage.

Council Tax Band: E. EPC Rating: E.

Ref 14697

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Entrance via double glazed entrance door to

ENTRANCE PORCH

Double glazed window to the front aspect. Storage cupboard. Wood flooring. Plastered ceiling.



GROUND FLOOR WC

Obscure double glazed window to the side aspect. WC with low level cistern. Wall mounted wash hand basin. Under stairs storage area. Wood effect flooring. Plastered ceiling.



LOUNGE 16' 4" x 11' 11" (4.98m x 3.63m)

Double glazed window to the front aspect. Stairs to first floor accommodation. Plastered ceiling. Radiator. Open plan through to



DINING AREA 12' 7" x 11' 11" (3.84m x 3.63m)

Double glazed French doors providing access to rear garden. Plastered ceiling. Door to Kitchen.



KITCHEN 18' x 7' 3" (5.49m x 2.21m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Comprehensive range of modern Shaker style base and eye level units. Feature Brick tile splash backs. Integrated electric oven. Integrated microwave. Induction hob with stainless steel extractor chimney above. Integrated appliances. Wood effect flooring. Plastered ceiling. Inset spot lights.



UTILITY AREA 5' 11" x 5' 4" (1.8m x 1.63m)

Double glazed door providing access to Car Port. Large walk-in larder/storage cupboard. Additional full height storage cupboard.



FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard.



WC

Obscure double glazed window to the side aspect. WC with concealed cistern. Wood effect flooring. Part tiled walls.



BEDROOM ONE 13' 4" x 13' (4.06m x 3.96m)

Double glazed window to the front aspect. Custom fitted wardrobes to one wall, with interior lighting. Large walk-in cupboard. Plastered ceiling.



BEDROOM TWO 13' x 12' 4" (3.96m x 3.76m)

Double glazed window to the rear aspect. Fitted wardrobes to one wall. Plastered ceiling. Access to loft.



BEDROOM THREE 12' 10" max x 11' 7" max (3.91m x 3.53m)

Double glazed window to the front aspect. Plastered ceiling.



BEDROOM FOUR 10' 3" x 7' 1" (3.12m x 2.16m)

Double glazed window to the front aspect. Double glazed door providing access to Balcony. Wood effect flooring. Plastered ceiling.



BALCONY 11' 11" x 9' (3.63m x 2.74m)



LUXURY FITTED FAMILY BATHROOM 12' x 6' 2" (3.66m x 1.88m)

Obscure double glazed window to the rear aspect. Inset wash hand basin with vanity storage below. Free standing roll edge bath with wall mounted mixer controls. Double walk-in shower enclosure with full height glass shower screen and thermostatic shower. Wood effect tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Heated towel rail.



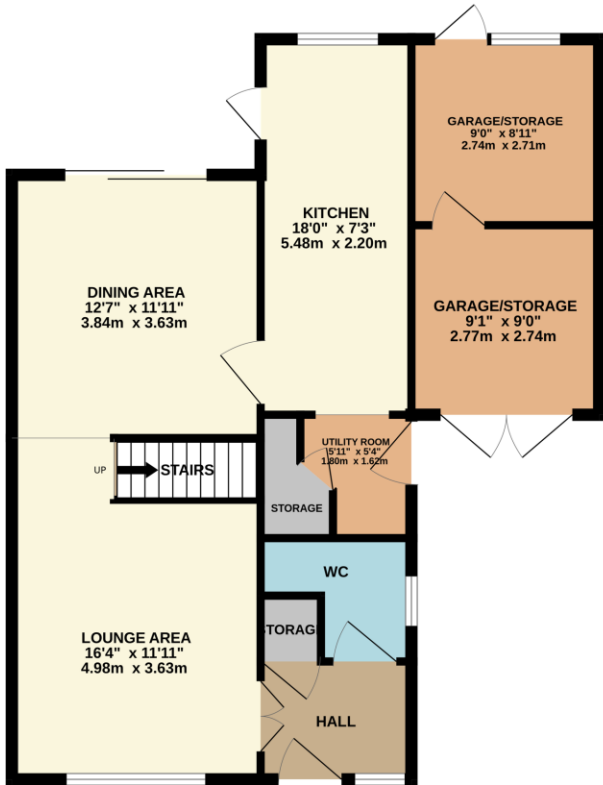
EXTERIOR

The irregular shaped REAR GARDEN measures approximately 90' (27.43m) in length and commences with decking leading to laid lawn. Selection of mature flowers, shrubs and trees.

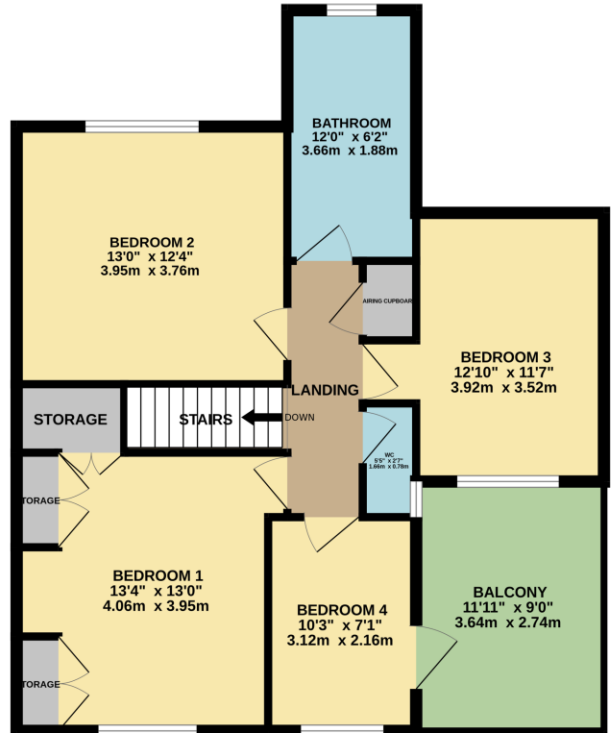


The FRONT has own driveway providing off-street parking which in turn leading to Car Port/Garage/Storage 9' 1" x 9' (2.77m x 2.74m) with double opening doors to the front, personal door leading through to further Storage area to the rear 9' x 8' 11" (2.74m x 2.72m) with window and personal door to the rear.

GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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