

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Belvedere Avenue, Hockley, SS5 4UL



£525,000

Situated on the popular Betts Farm development and occupying a wider than average plot, is this immaculate four bedroom detached family home, vastly improved by the current owners to a very high specification and benefiting from having modern fitted kitchen and bathroom, recently landscaped rear garden, own spacious driveway providing off-street parking for several vehicles and garage. Walking distance to local schools, shops and mainline railway station.

Council Tax Band: E. EPC Rating: C.
Ref 20478

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Entrance via double entrance door to

ENTRANCE HALL

Double glazed window to the front aspect. Stairs to first floor accommodation. Double door storage cupboard. Wood effect flooring. Plastered ceiling. Radiator. Oak doors to ground floor rooms.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with concealed cistern. Inset wash hand basin with high gloss vanity storage below. Wood effect flooring. Part tiled walls. Plastered ceiling. Inset spot lights. Towel radiator.



LOUNGE 17' 4" x 10' 8" (5.28m x 3.25m)

Double glazed window to the rear aspect. Feature wall with inset glass fronted electric fire. Coving to textured ceiling. Radiators.

DINING ROOM 13' 6" x 9' 2" (4.11m x 2.79m)

Double glazed window to the front aspect. Wood effect flooring. Coving to ceiling. Radiator. Door through to Kitchen.



KITCHEN 16' 8" x 9' 3" (5.08m x 2.82m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Comprehensive range of modern high gloss base and eye level units. Wood effect work surfaces. Inset one and half sink drainer unit with mixer tap. Feature brick shape tiled splash backs. Space for free standing Range style cooker with extractor above. Integrated dish washer. Island incorporating breakfast bar. Space for free standing fridge/freezer. Space for washing machine. Space for tumble dryer. Wall mounted boiler.

Tiled floor. Coving to plastered ceiling. Inset spot lights.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the rear aspect. Airing cupboard.



BEDROOM ONE 14' 1" x 11' 8" (4.29m x 3.56m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Built-in wardrobes to one wall. Radiator.



BEDROOM TWO 12' 4" max x 9' 3" max (3.76m x 2.82m)

Double glazed window to the front aspect. Inset spot lights. Radiator.



BEDROOM THREE 8' 10" x 7' 1" (2.69m x 2.16m)

Double glazed window to the rear aspect. Fitted wardrobes to one wall. Built-in cupboard. Radiator.



BEDROOM FOUR 9' 7" max x 9' 1" max (2.92m x 2.77m)

Double glazed window to the front aspect. Over stairs storage cupboard. Radiator.



RECENTLY FITTED LUXURY SHOWER ROOM

Obscure double glazed window to the rear aspect. WC with concealed cistern. Inset wash hand basin with high gloss vanity storage below. Double walk-in shower enclosure with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Extractor fan. Towel radiator.



EXTERIOR

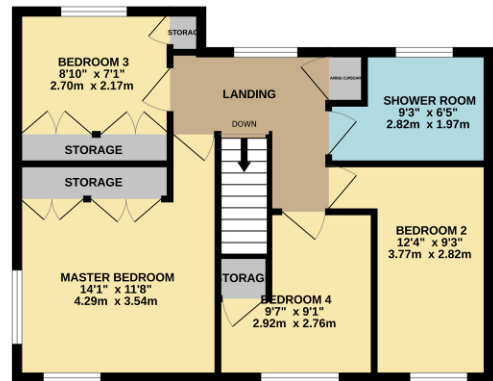
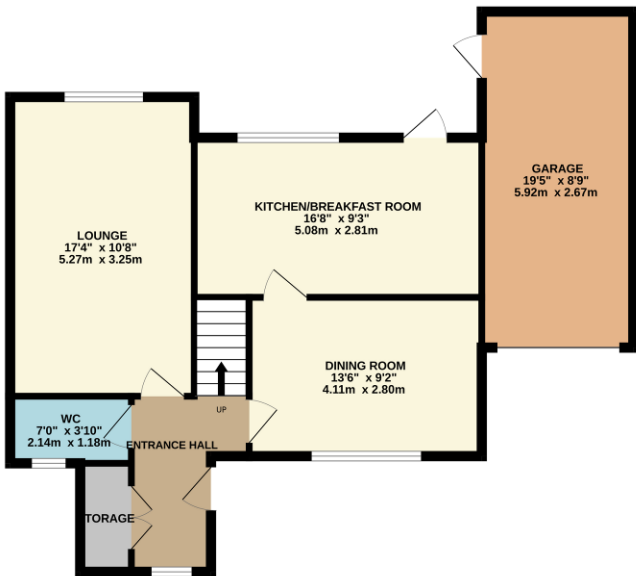
The **RECENTLY LANDSCAPED TIERED REAR GARDEN** commences with raised patio area with steps down to beautifully laid lawn with sleeper edging. Flower and shrub borders. Decked area to the rear with feature brick wall. **SUMMERHOUSE** with power and lighting, to remain. Gate to side providing access to the front.



The **front** has own block paved driveway providing off-street parking for several vehicles which in turn leads to **GARAGE 19' 5" x 8' 9" (5.92m x 2.67m)** with Up & Over door, power and lighting, personal door to rear garden.

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 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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