

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Pond Chase, Hockley, SS5 4FS



**Guide Price:
£550,000 - £575,000**

Situated in a very popular area of Hockley is this four bedroom detached house built in 2018 with two reception rooms, spacious modern kitchen/diner, en suite to bedroom one and attached garage. Located close to local shops and amenities.

Viewing highly recommended. Council Tax Band: E.

EPC Rating: B. Our Ref: 20028.

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Accommodation comprises:

Entrance via uPVC double glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Tiled flooring. Plastered ceiling. Doors to lounge, dining room, kitchen/diner and wc.



LOUNGE 13' 11" x 10' 6" (4.24m x 3.2m)

uPVC double glazed window to front aspect. Multi-media wall with inset electric fire. Radiator. Wood effect laminate flooring. Plastered ceiling.



DINING ROOM 9' 8" x 8' 5" (2.95m x 2.57m)

uPVC double glazed window to front aspect. Panelled walls. Storage cupboard. Radiator. Wood effect laminate flooring. Plastered ceiling.



GROUND FLOOR WC

A two piece suite comprising pedestal wash hand basin and close coupled wc. Radiator. Wood effect laminate flooring. Plastered ceiling.



KITCHEN/DINER 23' x 11' 11" (7.01m x 3.63m)

uPVC double glazed window to rear aspect. uPVC double glazed French doors providing access to rear garden. A comprehensive range of base and eye level units incorporating roll top work surface with inset sink drainer unit. Electric oven. Gas hob with extractor fan. Integrated washing machine, dishwasher and fridge freezer. Tiled flooring. Plastered ceiling with inset downlights. Boiler installed in 2018.



BEDROOM ONE 13' 7" x 11' 11" (4.14m x 3.63m)

uPVC double glazed window to front aspect. Radiator. Plastered ceiling. Door to en suite.



EN SUITE

Obscure uPVC double glazed window to side aspect. A three piece suite comprising enclosed shower cubicle, pedestal wash hand basin with storage below and close coupled wc. Radiator. Wood effect laminate flooring. Plastered ceiling.



SPACIOUS FIRST FLOOR LANDING

Storage cupboard. Plastered ceiling. Access to loft via ladder. Doors to bedrooms one, two, three and four and bathroom.



BEDROOM TWO 11' 11" x 9' 5" (3.63m x 2.87m)

uPVC double glazed window to front aspect. Built in wardrobe. Radiator. Plastered ceiling.



BEDROOM THREE 11' 9" x 8' 5" (3.58m x 2.57m)

uPVC double glazed window to rear aspect. Built in open wardrobes with drawer storage. Radiator. Plastered ceiling.



BEDROOM FOUR 11' 9" x 7' 2" (3.58m x 2.18m)

uPVC double glazed to rear aspect. Built in wardrobe. Radiator. Plastered ceiling.

BATHROOM

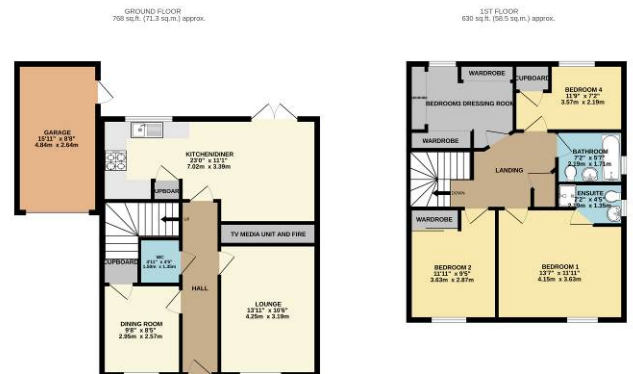
Obscure uPVC double glazed window to rear aspect. A three piece suite comprising panelled bath, inset sink with vanity storage below and close coupled wc. Radiator. Part tiled walls. Tiled flooring. Plastered ceiling.



EXTERIOR.

The landscaped REAR GARDEN measures approximately 30ft (9.14m) commences with composite decking area. Patio area. Artificial lawn. Door to garage. Gate providing access to front.

The FRONT has own paved driveway providing off street parking for two vehicles leading to the GARAGE. Guest parking opposite.



TOTAL FLOOR AREA: 1338 sq. ft. (123.8 sq.m.) approx.
MEASUREMENTS ARE FOR GUIDANCE ONLY AND SHOULD BE VERIFIED BY A PROFESSIONAL SURVEYOR. THE AGENT HAS NOT HAD SIGHT OF THE TITLE DOCUMENTS. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR. ITEMS SHOWN IN PHOTOGRAPHS ARE NOT INCLUDED UNLESS SPECIFICALLY MENTIONED WITHIN THE SALES PARTICULARS. THEY MAY HOWEVER BE AVAILABLE BY SEPARATE NEGOTIATION. BUYERS MUST CHECK THE AVAILABILITY OF ANY PROPERTY AND MAKE AN APPOINTMENT TO VIEW BEFORE EMBARKING ON ANY JOURNEY TO SEE A PROPERTY.
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