

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hockley Rise, Hockley, SS5 4PT



Guide Price:
£500,000 - £525,000

Situated in one of Hockley's most prestigious locations very close to Hockley Woods and within walking distance to mainline railway station with links to London, Liverpool Street, Westerings Primary School and Greensward Sixth Form Academy and local shops, is this four bedroom detached house with own driveway providing off street parking for several vehicles, attached garage and secluded rear garden.

NO ONWARD CHAIN. Viewing advised. Council Tax Band: F.
EPC Rating: TBC. Our Ref: 20203.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Double glazed window to front aspect. Stairs to first floor accommodation with under stairs storage space with full height under stairs storage cupboard. Double opening storage cupboard on entrance to property. Radiator.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising wash hand basin and low level wc. Part tiled walls. Radiator.

L-SHAPED LOUNGE/DINER 23' 8" max x 17' 8" max (7.21m x 5.38m)

Double glazed window to front and rear aspects. Double glazed patio doors providing access to rear garden. Radiator. Coving to textured ceiling. Door through to kitchen.



KITCHEN 14' 7" x 8' 10" (4.44m x 2.69m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll top work surface with one and a half stainless steel sink drainer unit. Integrated cooker. Gas hob. Space and plumbing for appliances. Part tiled walls. Tiled flooring. Textured ceiling.



FIRST FLOOR LANDING



BEDROOM ONE 12' 10" x 11' 4" (3.91m x 3.45m)

Double glazed window to front aspect. Built in storage cupboard. Radiator. Coving to textured ceiling. Door to en suite.



BEDROOM TWO 13' 8" x 10' 8" (4.17m x 3.25m)

Double glazed window to front aspect. Over stairs storage cupboard. Radiator. Coving to textured ceiling.



BEDROOM THREE (L-SHAPED) 11' 9" x 10' (3.58m x 3.05m)

Double glazed window to rear aspect. Radiator. Coving to textured ceiling.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap and close coupled wc. Radiator.



BEDROOM FOUR 10' x 8' 10" (3.05m x 2.69m)

Double glazed window to rear aspect. Radiator. Coving to textured ceiling.

BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath, pedestal wash hand basin and close coupled wc. Radiator. Part tiled walls.



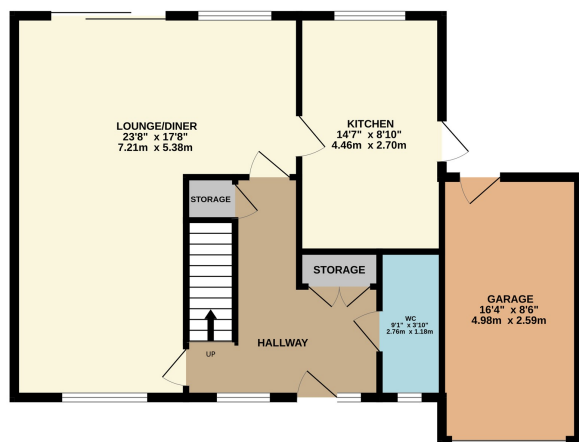
EXTERIOR.

A **SECLUDED REAR GARDEN** commencing with patio area with steps up to garden. Laid to lawn. A selection of mature flower and shrub borders. Further patio area to the rear of garden. Door to garage. Gates providing access to front.

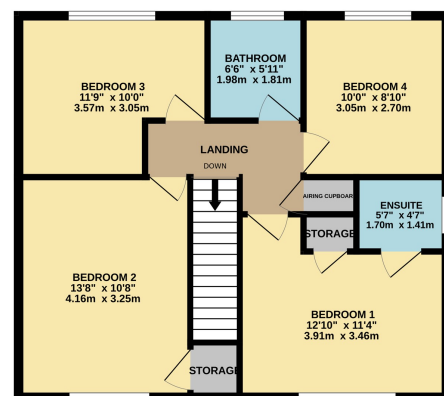


The **FRONT** has own block paved driveway providing off street parking for several vehicles leading to **ATTACHED GARAGE** with electric roller up and over door.

GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. 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.