

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Greensward Lane, Hockley, SS5 5HD



Guide Price £525,000 - £550,000

Situated in a popular location close to Greensward Sixth Form Academy, is this well presented, four bedroom semi-detached family home benefiting from having en suite to master bedroom, large lounge, separate dining room, conservatory, modern kitchen, own block paved driveway providing off-street parking for several vehicles and integral garage. Walking distance to local shops and mainline railway station with links to London Liverpool Street.

Council Tax Band: D. EPC Rating: tbc.  
Ref 20268

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Entrance via double glazed entrance door to

#### ENTRANCE HALL

Two obscure double glazed windows to the front. Stairs to first floor accommodation. Under stairs storage. Additional storage cupboard. Herringbone wood effect Karndean flooring. Plastered ceiling. Radiator.



#### GROUND FLOOR CLOAKROOM/WC

WC with low level cistern. Inset wash hand basin with vanity storage below. Herringbone wood effect Karndean flooring.



#### LOUNGE 15' 7" x 10' 9" (4.75m x 3.28m)

Feature windows to the Entrance Hall. Double glazed bay window to the front aspect. Feature fireplace. Herringbone wood effect Karndean flooring. Coving to plastered ceiling. Radiator. French doors through to Dining Room.

#### DINING ROOM 10' 9" x 10' 8" (3.28m x 3.25m)

Oak flooring. Coving to plastered ceiling. Radiator. Door to Kitchen. Open plan through to Conservatory.



#### CONSERVATORY 9' 6" x 8' 9" (2.9m x 2.67m)

Double glazed windows. French doors providing access to rear garden. Oak flooring.



### **KITCHEN 16' 2" x 10' 8" (4.93m x 3.25m)**

Two double glazed windows to the rear aspect. Comprehensive range of modern base and eye level units. Square edge work surfaces. Inset one and quarter sink drainer unit with chrome mixer tap. Honeycomb effect tiled splash backs. Integrated NEFF double oven and microwave. Inset NEFF gas hob with stainless steel extractor chimney over. Integrated Bosch dishwasher. Wood effect Karndean flooring. Plastered ceiling. Inset spot lights. Door through to Garage.



## FIRST FLOOR ACCOMMODATION

### LANDING

Cupboard.



### BEDROOM ONE 17' 6" max x 12' 2" max (5.33m x 3.71m)

Double glazed window to the front aspect. Fitted wardrobes to one wall. Coving to plastered ceiling. Inset spot lights. Radiator.



### EN SUITE 9' 6" x 5' 11" (2.9m x 1.8m)

Obscure double glazed window to the rear aspect. WC with low level cistern. Walk-in shower enclosure. Inset wash hand basin with vanity storage below. Tiled floor. Tiled walls.



**BEDROOM TWO 12' 7" x 11' 9" (3.84m x 3.58m)**

Double glazed window to the front aspect. Fitted wardrobes to one wall. Coving to plastered ceiling. Radiator.



**BEDROOM FOUR 7' 9" x 7' 7" (2.36m x 2.31m)**

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



**BEDROOM THREE 9' 9" x 9' 7" (2.97m x 2.92m)**

Double glazed window to the rear aspect. Built in wardrobe. Coving to plastered ceiling. Radiator.



**FAMILY BATHROOM 9' 7" x 5' 11" (2.92m x 1.8m)**

Two obscure double glazed windows to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with hand held shower. Contemporary tiled floor. Feature brick tiled walls. Radiator.



## EXTERIOR

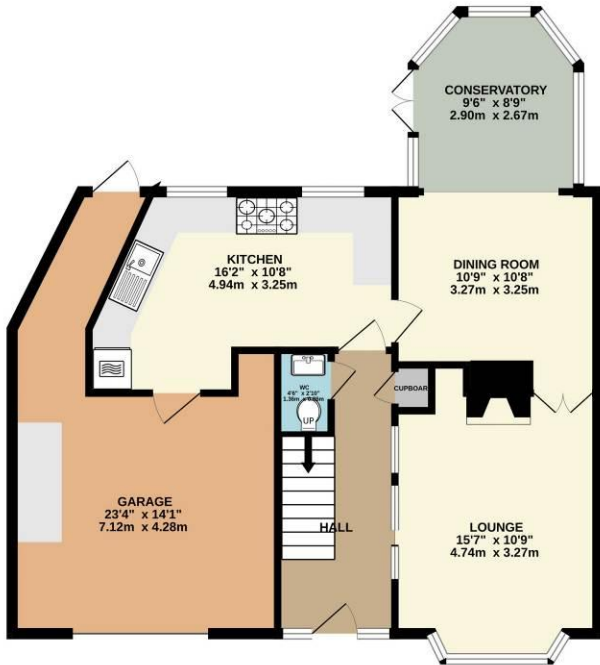
The **REAR GARDEN** measures approximately 40' (12.19m) and commences with patio leading to laid lawn. Exterior tap.



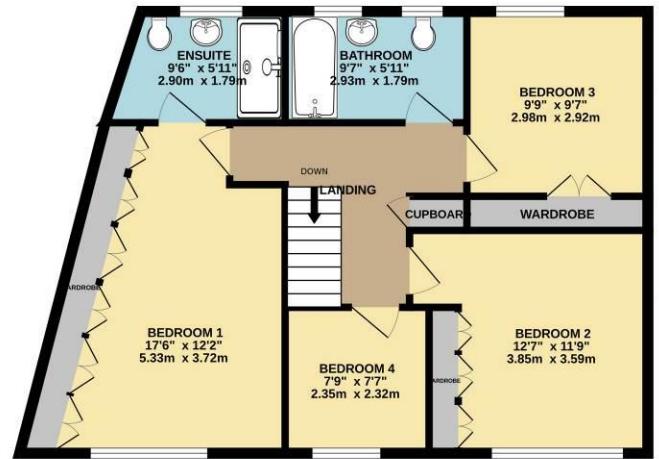
The **FRONT** has lawn area and large block paved driveway providing off-street parking for three/four vehicles which in turn leads to **INTEGRAL GARAGE 23' 4" x 14' 1" (7.11m x 4.29m)** with Up & Over door, power and light, utility area incorporating base and eye level units, inset sink drainer unit, space for appliances, personal door to rear garden.



**GROUND FLOOR**  
786 sq.ft. (73.0 sq.m.) approx.



**1ST FLOOR**  
705 sq.ft. (65.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1491 sq.ft. (138.6 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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