

Oak Walk, Hockley, SS5 5AR



£ 550,000

Situated in the very heart of Hockley is this stunning four bedroom detached character family home with spacious open plan living accommodation to the ground floor, large master bedroom with en suite, beautifully landscaped rear garden measuring approximately 90ft, large sweeping block paved driveway providing off street parking for several vehicles and attached garage. Walking distance to all local amenities. Viewing highly recommended. EPC Rating: TBC. Our Ref: 17596.



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Entrance via entrance door to entrance hall.

SPACIOUS ENTRANCE HALL 16' 7" x 10' 10" (5.05m x 3.3m)

Stairs to first floor accommodation with oak staircase with glass balustrade. Large storage cupboard. Radiator. Karndean wood flooring. Plastered ceiling.



INNER HALLWAY

GROUND FLOOR BEDROOM FOUR/STUDY 9' 10" x 8' 6" (3m x 2.59m)

Double glazed window to side aspect. Fitted office furniture. Radiator. Wood effect flooring. Coving to plastered ceiling.



GROUND FLOOR CLOAKROOM/UTILITY 7' 10" x 4' 5" (2.39m x 1.35m)

A two piece suite comprising inset wash hand basin with vanity storage below and granite effect roll top work surface. Low level wc. Space and plumbing for washing machine. Tiled flooring. Plastered ceiling.

DINING AREA

Wood effect flooring. Radiator. Coving to plastered ceiling. Open plan to sitting room/dining room.

SITTING ROOM/DINING ROOM 22' max x 21' max (6.71m x 6.4m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Wood effect flooring. Radiator. Coving to plastered ceiling. Open to kitchen. Door to utility room.



UTILITY ROOM 8' 5" x 7' (2.57m x 2.13m)

Double glazed window to side aspect. Base and eye level units. Space and plumbing for appliances. Wood effect flooring.

KITCHEN 15' 10" x 8' 5" (4.83m x 2.57m)

Double glazed window to rear aspect. A comprehensive range of base and eye level units incorporating roll top work surface with integrated sink drainer unit. Integrated eye level twin electric oven with separate electric hob and extractor hood above. Integrated appliances. Tiled flooring. Glass roof lantern. Plastered ceiling with inset spotlighting.



FIRST FLOOR LANDING

BEDROOM ONE 15' 9" x 15' 5" (4.8m x 4.7m)

Double glazed window to rear aspect. A comprehensive range of fitted wardrobes to one wall. Radiator. Plastered ceiling. Door to en suite.



EN SUITE SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising tiled walk in shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc. Low level built in storage cupboards. Tiled wood effect flooring.



BEDROOM TWO 13' 11" x 9' 6" (4.24m x 2.9m)

Double glazed window to front aspect. Radiator. Plastered ceiling.



BEDROOM THREE 13' 11" x 9' 2" (4.24m x 2.79m)

Double glazed window to front aspect. Radiator. Plastered ceiling.



FAMILY BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising tiled bath with chrome mixer taps, corner tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc. Chrome heated towel radiator. Tiled effect flooring. Tiled walls. Plastered ceiling with inset spotlighting.

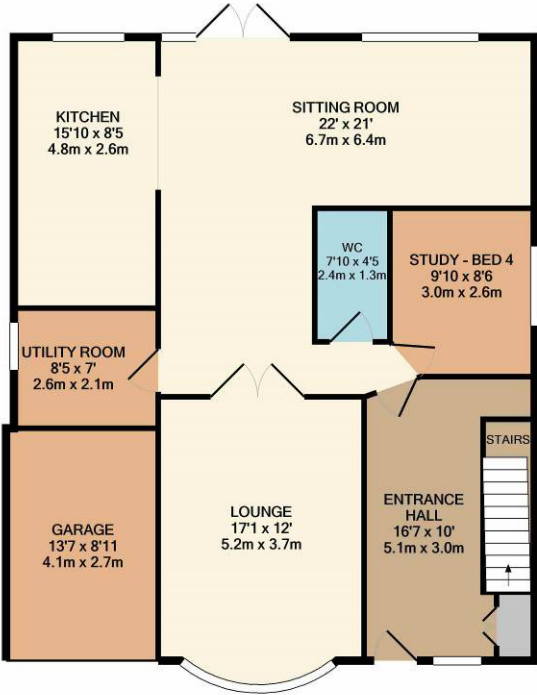


EXTERIOR.

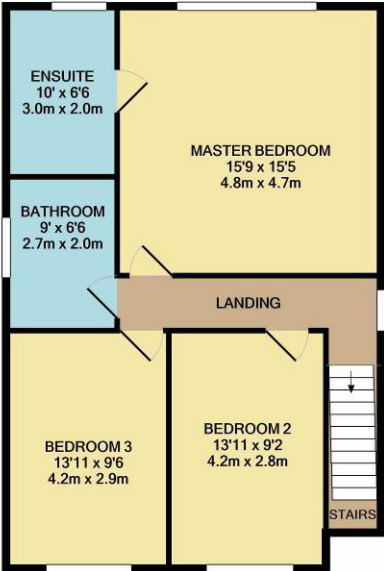
The **BEAUTIFULLY LANDSCAPED REAR GARDEN** measures approximately 90ft (27.43m) commencing with recently laid raised patio with steps down to secondary patio area leading to garden. Laid to lawn. A selection of mature flower and shrub borders. Pond with rockery surround. Further seating towards the rear of the garden. Pebbled area leading to a secluded area with vegetable patch and currently housing greenhouse and shed.



The **FRONT** has a large block paved driveway providing off street parking for several vehicles leading to **ATTACHED GARAGE** with up and over door. Power and lighting. Hedging providing seclusion.



GROUND FLOOR
APPROX. FLOOR
AREA 1126 SQ.FT.
(104.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 714 SQ.FT.
(66.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 1840 SQ.FT. (170.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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