

Balmoral Gardens, Hockley, SS5 4UN



GUIDE PRICE:
£450,000 - £465,000

Situated on the popular Betts Farm Development and benefitting from being one of the larger style four bedroom detached family homes with three reception rooms, en suite to bedroom one, garage, own driveway providing off street parking and secluded rear garden. Within walking distance to all of Hockley's amenities.

OFFERED WITH NO ONWARD CHAIN. EPC Rating: TBC. Our Ref: 16790.



Directions: Proceeding from the centre of Hockley at the Spa roundabout heading towards Rayleigh. At the first mini roundabout turn right into Buckingham Road and take the second left into Osborne Avenue. Balmoral Gardens is the first turning on the right.

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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via double glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation.

GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. A two piece suite comprising wall mounted wash hand basin and low level wc. Radiator. Part tiled walls. Tiled flooring.

STUDY 8' 10" x 6' 4" (2.69m x 1.93m)

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



KITCHEN/BREAKFAST ROOM 16' 10" max x 12' 10" max (5.13m x 3.91m)

Double glazed window to front aspect. Door providing access to side aspect. A comprehensive range of modern base and eye level units incorporating wood effect roll top work surface with one and a half stainless steel sink drainer unit. Tiled splash backs. Integrated electric oven with electric hob and extractor above. Space and plumbing for appliances. Serving hatch through to dining room. Plastered ceiling.



LOUNGE 18' 9" x 15' 2" (5.72m x 4.62m)

Double glazed French doors providing access to rear garden. Feature fireplace. Coving to ceiling. Radiator. Door to dining room.



DINING ROOM 12' 10" x 8' 8" (3.91m x 2.64m)

Double glazed window to rear aspect. Radiator. Coving to ceiling. Serving hatch through to kitchen.



FIRST FLOOR LANDING

BEDROOM TWO 11' 9" x 7' 10" (3.58m x 2.39m)

Double glazed window to front aspect. Radiator. Fitted wardrobes to one wall. Plastered ceiling.



BEDROOM ONE 16' 4" x 12' (4.98m x 3.66m)

Double glazed window to rear aspect. Radiator. Fitted bedroom furniture including wardrobes and over bed storage. Plastered ceiling. Door to en suite.

BEDROOM FOUR 9' 6" x 6' 11" (2.9m x 2.11m)

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



EN SUITE SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc. Tiled walls. Tiled flooring. Chrome heated towel radiator.

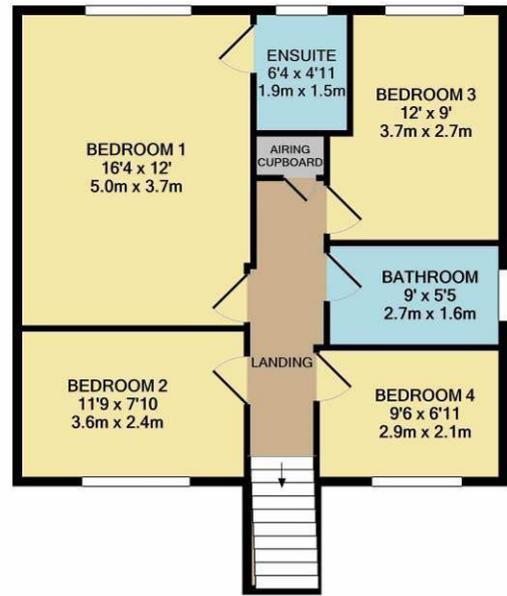
FAMILY BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath with chrome mixer taps, fully tiled shower cubicle with thermostatic shower, pedestal wash hand basin and low level wc. Tiled walls. Tiled flooring. Chrome heated towel radiator.



BEDROOM THREE 12' x 9' (3.66m x 2.74m)

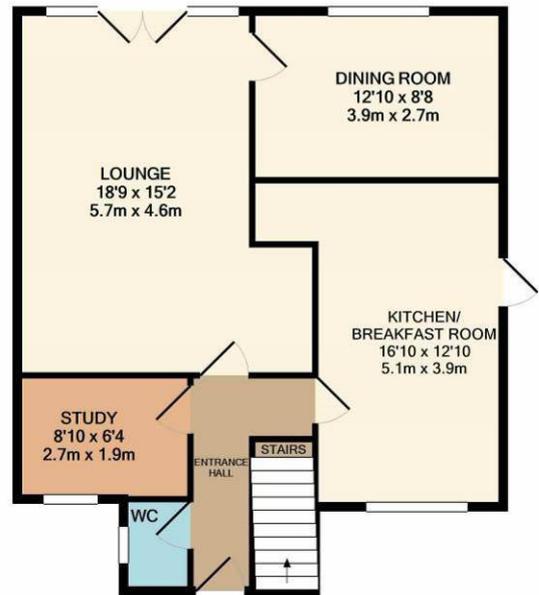
Double glazed window to rear aspect. Radiator. Plastered ceiling.



1ST FLOOR
APPROX. FLOOR
AREA 620 SQ.FT.
(57.6 SQ.M.)

EXTERIOR.

The **REAR GARDEN** commencing with paved patio area with steps up to garden. Laid to lawn. Flower and shrub borders. Up and over door to garage. Gate providing access to front.



GROUND FLOOR
APPROX. FLOOR
AREA 672 SQ.FT.
(62.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1292 SQ.FT. (120.0 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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The **FRONT** has own block paved driveway providing off street parking leading to **ATTACHED GARAGE** with up and over door. Power and lighting. Lawn area, with potential to create further driveway space if required.