

## Aldermans Hill, Hockley, SS5 4RP



Guide Price: £500,000

Situated in one of Hockley's most sought after locations is this spacious extended character three bedroom semi detached family home with open plan kitchen/breakfast room, loft room, south facing rear garden measuring in excess of 100ft and large frontage providing off street parking for several vehicles. Within walking distance to all local amenities including main line railway station and Hockley Woods.

Viewing advised. Our Ref: 18159.



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Entrance via uPVC glazed entrance door to entrance hall.

#### **ENTRANCE HALL**

Double glazed window to side aspect. Stairs to first floor accommodation.

#### **LOUNGE 13' 8" x 11' 1" (4.17m x 3.38m)**

Double glazed bay window to front aspect. Feature stone fireplace. Coving to plastered ceiling with inset spotlighting. Wood effect flooring. Radiator.



#### **KITCHEN/BREAKFAST ROOM 19' max x 13' 10" max (5.79m x 4.22m)**

Double glazed windows to side and rear aspects. Double glazed door providing access to rear garden. Open plan through to conservatory.

#### **KITCHEN AREA (RECENTLY FITTED)**

A comprehensive range of Shaker style base and eye level units incorporating roll top work effect work surface with inset one and a half sink drainer unit. Space for freestanding Range cooker with stainless steel extractor chimney above. Space and plumbing for appliances. Wood effect flooring. Original feature fireplace. Island unit with marble effect work surface. Space and housing for American style fridge freezer.



#### **CONSERVATORY 11' 4" x 8' 4" (3.45m x 2.54m)**

Double glazed French doors providing access to rear garden. Wood effect flooring. Radiator.



#### **FIRST FLOOR LANDING**

Stairs to second floor/loft room.

#### **BEDROOM ONE 12' 2" x 11' 1" (3.71m x 3.38m)**

Two double glazed windows to front aspect. Coving to plastered ceiling. Radiator.

### **BEDROOM TWO 10' 9" x 9' 3" (3.28m x 2.82m)**

Double glazed window to rear aspect. Coving to plastered ceiling with inset spotlighting. Radiator. Feature panelled wall.



### **BEDROOM THREE 9' 3" x 8' 3" (2.82m x 2.51m)**

Double glazed window to rear aspect. Coving to plastered ceiling with inset spotlighting. Radiator.



### **FAMILY BATHROOM**

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with chrome mixer taps, shower attachment and shower over, inset wash hand basin with vanity storage below and low level wc. Radiator. Tile effect flooring. Part tiled walls.



### **SEPARATE WC**

Obscure double glazed window to side aspect. Low level wc. Radiator. Part tiled walls. Tile effect flooring.





**LOFT ROOM 13' 10" x 10' 3" (4.22m x 3.12m)**

Velux window to rear aspect. This room would make an ideal study or playroom.

**EXTERIOR.**

The **SOUTH FACING REAR GARDEN** measures **approximately 110ft (33.53m)** and commences with patio area leading to garden. Laid to lawn.

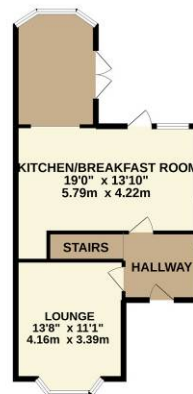
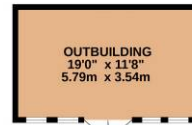


**CUSTOM BUILT OUTBUILDING 19' 1" x 11' 11" (5.82m x 3.63m)** Double glazed windows and French doors. This room would make an ideal gym/outdoor garden.

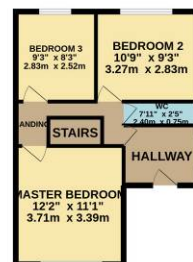


The property is set back from the road by approximately 60ft (18.29m) with driveway providing off street parking leading to **DETACHED GARAGE** with up and over door. Power and lighting. Lawn area with shrubs and trees.

GROUND FLOOR  
154 sq.ft. (14.2 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR  
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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