

Glencrofts, Hockley SS5 4GN



£ 775,000

A stunning five bedroom executive family home situated in a sought after location within Hockley backing onto open fields. The property has been improved throughout by the current vendors to very high standard, offering three reception rooms, two en suites and within walking distance to local schools, shops and mainline railway station.

VIEWING HIGHLY RECOMMENDED. EPC Rating: C. Our Ref: 13637.

Directions: Proceeding from the centre of Hockley, at the Spa roundabout take the Southend Road, turn 2nd left into White Hart Lane and continue to the end of the road where Glencrofts can be found on the right hand side.



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via composite entrance door to entrance hall.

SPACIOUS ENTRANCE HALL 15' x 11' 10" (4.57m x 3.61m)

Stairs to galleried first floor landing. Alarm. Solid oak flooring. Coving to plastered ceiling. Two radiators.

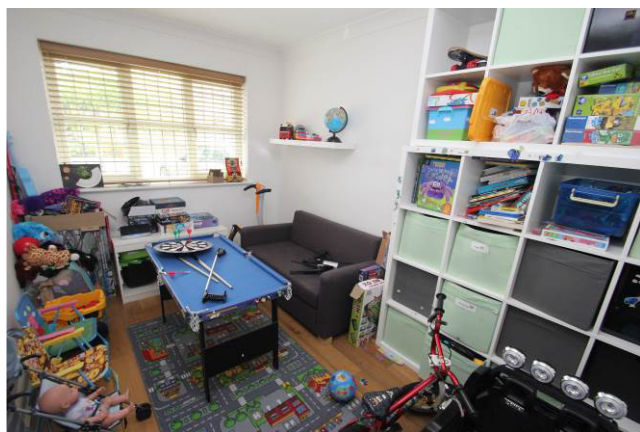


GROUND FLOOR CLOAKROOM

Obscure double glazed lead light window to the front aspect. A two piece suite comprising Inset wash hand basin with vanity unit below and low level WC. Porcelain tiled flooring.

STUDY 12' 2" x 8' 1" (3.71m x 2.46m)

Double glazed lead light window to the front aspect. Oak flooring. Coving to plastered ceiling. Radiator.



DINING ROOM 11' x 11' (3.35m x 3.35m)

Double glazed lead light window to the front aspect. Oak flooring. Coving to plastered ceiling. Radiator. Double doors to lounge.



LOUNGE 17' 2" x 16' 7" (5.23m x 5.05m)

Double glazed French doors leading to rear garden. Contemporary gas log effect fire with Corian and marble hearth. Oak flooring. Coving to plastered ceiling. Radiator. Double doors into hallway.

KITCHEN/BREAKFAST ROOM 19' 5" x 15' 1" max (5.92m x 4.6m)

Double glazed window to the rear aspect. A comprehensive range of cream eye and base level units incorporating granite work surfaces. Granite up stands. Inset one and half sink drainer unit with mixer tap. Further display cabinets with under unit lighting. Revolving cupboard with integral chopping board. NEFF fan assisted electric oven with gas hob and extractor above. Integral fridge/freezer. Bosch dishwasher. Tiled flooring. Coving to plastered ceiling with inset spot lighting. Radiator. Door to Utility Room. Double glazed French doors to Conservatory.



UTILITY ROOM 8' 5" x 5' 2" (2.57m x 1.57m)

Range of base and eye level units incorporating roll top work surfaces. Stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Dryer rail. Radiator.

CONSERVATORY 20' 6" x 8' (6.25m x 2.44m)

Double glazed windows to the rear aspect. Double glazed French doors leading to rear garden. Tiled flooring. Radiator.



FIRST FLOOR GALLERIED LANDING

Large double glazed feature lead light window to the front aspect. Access to loft, with loft ladder, partly boarded and lighting. Airing cupboard housing high pressure water system.



BEDROOM ONE 15' 7" max x 12' 6" (4.75m x 3.81m)

Double glazed window to the rear aspect. Air conditioning unit. Coving to plastered ceiling. Radiator.



WALK-IN DRESSING ROOM

Fully shelved and racked. Coving to plastered ceiling. Inset spot lighting. Open plan to further dressing room.



FURTHER DRESSING ROOM (FORMERLY BEDROOM FOUR) 15' 8" x 8' 1" (4.78m x 2.46m)

Double glazed window to the rear aspect. Further shelves, racking and clothes storage. Oak flooring. Coving to plastered ceiling. Radiator.



EN SUITE

Obscure double glazed window to the rear aspect. A four piece suite comprising wall mounted vanity storage unit with inset circular, table-top wash hand basin with wall mounted chrome mixer tap. Walk-in shower with thermostatic shower and glass screen. Free standing bath with wall mounted mixer taps. Low level WC. Tiled walls. Tiled flooring. Plastered ceiling with inset spot lighting.



BEDROOM TWO 13' 10" x 13' 6" (4.22m x 4.11m)

Double glazed lead light window to the front aspect. Triple fitted wardrobes to one wall. Coving to plastered ceiling. Radiator.



EN SUITE

Obscure double glazed window to the rear aspect. A three piece suite comprising inset wash hand basin with vanity storage below. Double shower cubicle with thermostatic shower. Low level WC. Heated towel rail. Tiled walls. Tiled floor. Coving to plastered ceiling with inset spot lighting.



BEDROOM THREE 10' 8" x 10' 3" (3.25m x 3.12m)

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

BEDROOM FIVE 10' 6" x 10' 5" (3.2m x 3.18m)

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

FAMILY BATHROOM

Obscure double glazed window to the side aspect. A three piece suite comprising inset wash hand basin with vanity storage below. Panelled bath with thermostatic shower above and glass shower screen. Low level WC. Heated towel rail. Tiled walls. Tiled flooring.

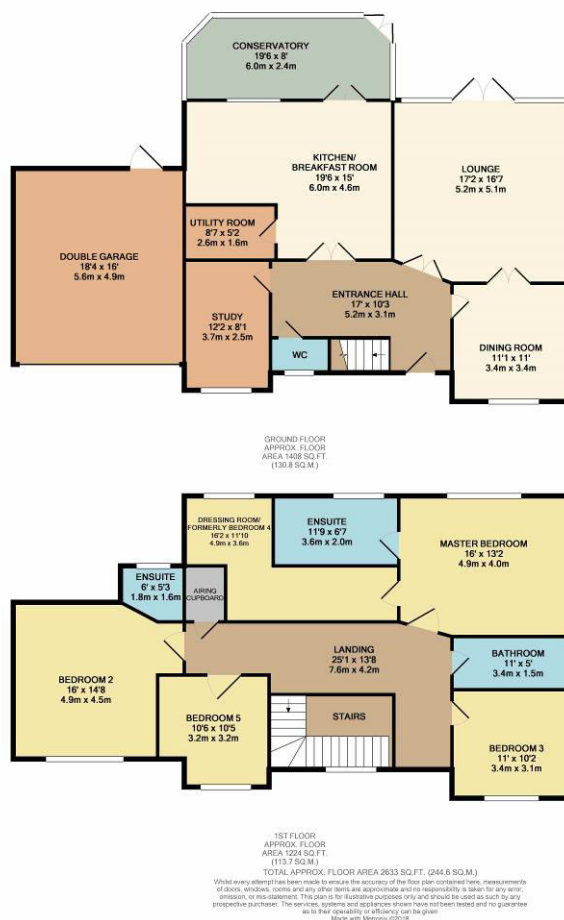


EXTERIOR

The **REAR GARDEN** is unoverlooked and backs onto open fields. Commencing with large decking area with inset halogen lighting and feature 'Sail' awning. Remainder laid to lawn with mature flower and shrub borders. Gates to both sides providing access to front.



The **FRONT** has a small lawn area and own block paved driveway providing off-street parking which in turn leads to **INTEGRAL DOUBLE GARAGE**, electric up and over door, wall mounted boiler and double glazed, personal door to rear garden



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.