

Westminster Drive, Hockley SS5 4XD



Guide Price £475,000-£500,000

Situated on the popular Betts Farm development is this immaculate, extended four bedroom detached family home benefiting from having fitted kitchen/breakfast room, open plan living accommodation, large family bathroom, secluded rear garden, detached single garage and own driveway providing off-street parking. Walking distance to Hockley Woods, local pubs, schools, shops and mainline railway station.

EPC Rating: tbc. Our Ref 11358



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Entrance via double glazed entrance door to

ENTRANCE HALL

Obscure double glazed window to the front aspect. Stairs to first floor accommodation.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. Low level WC. Inset wash hand basin with vanity storage below. Tiled floor. Part tiled walls. Radiator.

OPEN PLAN LOUNGE/DINER 27' 5" x 14' 11" (8.36m x 4.55m)

Double glazed window to the front aspect. Double glazed patio doors providing access to rear garden. Under stairs storage cupboard. Amtico flooring. Coving to plastered ceiling. Radiators.



KITCHEN/BREAKFAST ROOM 16' 10" x 14' 10" (5.13m x 4.52m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of modern fitted base and eye level units. Roll edge work surfaces. Inset sink drainer unit. Integrated NEFF electric oven. Separate Induction hob with stainless steel extractor chimney above. Tiled splash backs. Integrated washing machine. Space and plumbing for dish washer. Space for free standing American style fridge/freezer. Tiled floor. Plastered ceiling. Inset spot lights.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front aspect. Airing cupboard.



BEDROOM ONE 12' 6" x 11' 6" (3.81m x 3.51m)

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



BEDROOM TWO 19' x 8' 9" (5.79m x 2.67m)

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



BEDROOM THREE 9' 11" x 6' 3" (3.02m x 1.91m)

Double glazed window to the front aspect. Fitted storage area with pull-out shoe storage. Plastered ceiling. Radiator.



BEDROOM FOUR 8' 9" x 6' 8" (2.67m x 2.03m)

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



LARGE FAMILY BATHROOM 16' 8" x 6' 1" (5.08m x 1.85m)

Obscure double glazed window to the rear aspect. Low level WC. Pedestal wash hand basin. Panelled bath with chrome mixer tap and shower attachment over. Separate corner shower cubicle. Wood effect flooring. Part tiled walls. Plastered ceiling. Inset spot lights. Heated towel rail.

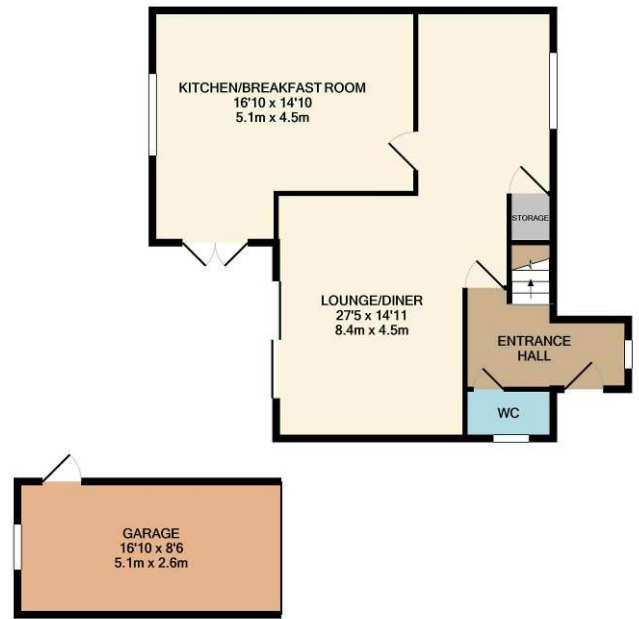


EXTERIOR

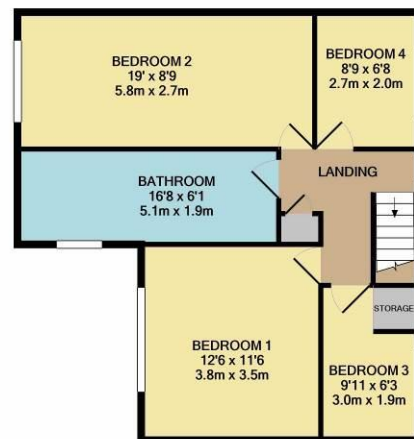
The **SECLUDED REAR GARDEN** has been beautifully landscaped and commences with patio area. Laid lawn. Flower, shrub and conifer borders. Further seating area to the rear. Gate providing access to the front.



The **FRONT** has small lawn area with shrub area to the side and own driveway providing off-street parking for two vehicles which in turn leads to **DETACHED SINGLE GARAGE** with up & over door, power and lighting, personal door to rear garden.



GROUND FLOOR
APPROX. FLOOR
AREA 768 SQ.FT.
(71.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 603 SQ.FT.
(56.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1371 SQ.FT. (127.4 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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