



**2 Williams Green Tower Park  
Hockley, SS5 6PE  
£165,000**

- Immaculate 1 Bedroom (originally 2) Park Home
- Newly Fitted Kitchen
- Open Plan Living Space
- Quality Fitted Shower Room
- Modern Throughout
- UPVC Double Glazing
- Gas Central Heating
- Delightful Gardens
- Over 50's
- No Onward Chain



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

Tel: 01268 770728  
info@stgeorgehomes.co.uk  
www.stgeorgehomes.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions																													
<table border="1"> <tr><td>(92 plus)</td><td>A</td></tr> <tr><td>(81-91)</td><td>B</td></tr> <tr><td>(69-80)</td><td>C</td></tr> <tr><td>(55-68)</td><td>D</td></tr> <tr><td>(39-54)</td><td>E</td></tr> <tr><td>(21-38)</td><td>F</td></tr> <tr><td>(1-20)</td><td>G</td></tr> </table>		(92 plus)	A	(81-91)	B	(69-80)	C	(55-68)	D	(39-54)	E	(21-38)	F	(1-20)	G	<table border="1"> <tr><td>(92 plus)</td><td>A</td></tr> <tr><td>(81-91)</td><td>B</td></tr> <tr><td>(69-80)</td><td>C</td></tr> <tr><td>(55-68)</td><td>D</td></tr> <tr><td>(39-54)</td><td>E</td></tr> <tr><td>(21-38)</td><td>F</td></tr> <tr><td>(1-20)</td><td>G</td></tr> </table>		(92 plus)	A	(81-91)	B	(69-80)	C	(55-68)	D	(39-54)	E	(21-38)	F	(1-20)	G
(92 plus)	A																														
(81-91)	B																														
(69-80)	C																														
(55-68)	D																														
(39-54)	E																														
(21-38)	F																														
(1-20)	G																														
(92 plus)	A																														
(81-91)	B																														
(69-80)	C																														
(55-68)	D																														
(39-54)	E																														
(21-38)	F																														
(1-20)	G																														
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions																													
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC																													



**\*\*\*\* IMMACULATE PARK HOME WITH A SHORT WALK OF THE RIVER CROUCH \*\*\*\***

This bright & spacious park home has recently been remodelled and refurbished by the current owner with a superb open plan lounge & kitchen, modern shower room, spacious bedroom ( originally 2) UPVC double glazed windows & gas central heating, Situated within this popular location being a short walk to The River Crouch with its superb countryside walks local shops & bus routes to surrounding area's

**ACCOMMODATION**

UPVC double glazed door to,

**ENTRY LOBBY**

UPVC double glazed window & door to front, laminate flooring, spot lighting, open to,

**KITCHEN 10' x 9'8 (3.05m x 2.95m)**

UPVC double glazed windows to both front & rear elevations, recently remodelled being open to the living room with a dividing breakfast bar matching the quartz stone effect worktops, contemporary range of eye level & base level units, scratch resistant sink drainer, induction hob with extractor above, oven, dishwasher, spot lighting, power points, plumbing for washing machine, wall mounted gas boiler,

**LOUNGE 10' x 9'8 (3.05m x 2.95m)**

UPVC window to side & further window & door to side, spot lighting, power & Tv points, radiator, laminate flooring,

**BEDROOM 12'2 x 9'7 (3.71m x 2.92m)**

UPVC double glazed windows to front & rear, fitted wardrobes with sliding doors to one wall, radiator, power & Tv points, spot lighting,

**SHOWER ROOM**

UPVC double glazed window to rear, recently installed white suite comprising, large walk in shower with glazed screen, low level wc, wash hand basin with cupboards below, heated towel rail, spot lighting, extractor fan,

**OUTSIDE**

The property has a wrap around garden with lawns & established shrub beds, useful storage shed with lighting & power points,