

## High Road, Hockley SS5 4SX



£760,000

We are delighted to offer for sale this deceptively spacious immaculate four double bedroom detached family home on a wider than average plot situated in a sought after location within Hockley. The property benefits from spacious kitchen/breakfast room, two en suite shower rooms, rear garden measuring approx. 70ft and own driveway providing off street parking for several vehicles.

Viewing highly recommended.  
EPC Rating: TBC. Our Ref: 15628



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Entrance via uPVC double glazed lead light entrance door to entrance hall.

### ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Personal door providing access to garage. Wood flooring. Coving to plastered ceiling. Radiator. Double opening French doors to dining room.



### GROUND FLOOR CLOAKROOM

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



### DINING ROOM 15' 4" x 10' 9" (4.67m x 3.28m)

Double glazed bay window to front aspect. TV point. Telephone point. Coving to plastered ceiling. Radiator.



### LOUNGE 21' 7" x 13' (6.58m x 3.96m)

Two double glazed windows to side aspect. Double glazed French doors providing access to rear garden. Feature stone fireplace with inset fire. Two radiators. TV point. Telephone point. Coving to plastered ceiling.

### KITCHEN/BREAKFAST ROOM 22' 8" x 10' 7" (6.91m x 3.23m)

Double glazed window to rear aspect. Obscure double glazed window to side aspect. Double glazed French doors providing access to rear garden. A comprehensive range of modern white high gloss units to eye and base level with under cupboard plinth and inset lighting. Solid wood working surface with one and a quarter white ceramic sink drainer unit. Space for Range cooker with chrome extractor chimney above. Space for American style fridge freezer. Integrated dishwasher. Tiled flooring. Part tiled walls. Coving to plastered ceiling. Radiator.



### UTILITY ROOM 6' 8" x 5' 1" (2.03m x 1.55m)

Obscure double glazed window to side aspect. Obscure double glazed door at side providing access to rear garden. Base and eye level units incorporating solid wood working surface and single stainless steel sink drainer unit. Integrated washing machine. Integrated tumble dryer. Tiled flooring. Radiator.



### FIRST FLOOR LANDING

Obscure double glazed window to side aspect. Access to loft. Cupboard housing Megaflow heating system cylinder. Radiator.

### MASTER BEDROOM 17' 1" x 13' (5.21m x 3.96m)

Double glazed window to rear aspect. TV point. Telephone point. Coving to plastered ceiling. Radiator. Door to en suite.



### EN SUITE

Obscure double glazed window to side aspect. A three piece white suite comprising double tray shower cubicle with sliding doors and adjustable chrome shower head, wash hand basin and low level wc. Shaver point. Tiled flooring. Part tiled walls. Extractor fan. Coving to plastered ceiling with inset spotlighting. Chrome heated towel rail.



### BEDROOM TWO 12' 8" x 12' 7" (3.86m x 3.84m)

Two double glazed windows to front aspect. TV point. Telephone point. Coving to plastered ceiling. Two radiators. Door to en suite.



### EN SUITE

Obscure double glazed window to side aspect. A three piece white suite comprising double tray shower cubicle with sliding doors and adjustable chrome shower head, pedestal wash hand basin and low level. Shaver point. Tiled flooring. Part tiled walls. Extractor fan. Coving to plastered ceiling with inset spotlighting. Chrome heated towel rail.



### BEDROOM THREE 16' 2" x 10' 9" (4.93m x 3.28m)

Double glazed bay window to front aspect. TV point. Telephone point. Coving to plastered ceiling. Radiator.



### BEDROOM FOUR 11' 9" x 10' 8" (3.58m x 3.25m)

Double glazed window to rear aspect. TV point. Telephone point. Coving to plastered ceiling. Radiator.



The **FRONT** has own driveway providing off street parking for several vehicles which in turn leads to **INTEGRAL GARAGE** with electric up and over door.

### FAMILY BATHROOM 10' 3" x 7' 3" (3.12m x 2.21m)

Obscure double glazed window to side aspect. A four piece white suite comprising panelled bath with shower attachment, double tray shower cubicle with fixed chrome shower head and separate adjustable shower, pedestal wash hand basin and low level wc. Shaver point. Tiled flooring. Part tiled walls. Extractor fan. Coving to plastered ceiling with inset spotlighting. Chrome heated towel rail.

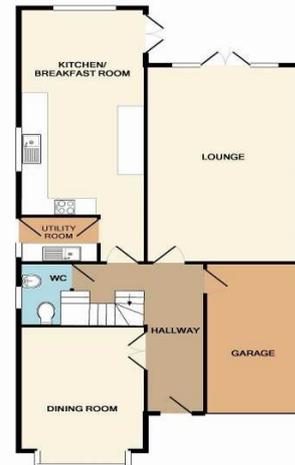


### EXTERIOR

The **REAR GARDEN** measures approximately 72ft (21.95m) in depth, which is slightly wider than average, commencing with paved patio with steps down to garden. Mainly laid to lawn with a mature selection of flower and shrub borders. Further decking/seating area to rear of garden with pergola. Shed to remain. Gate providing access at side to driveway. Gate providing access to front.

### Agents Note:

Some of the images used are from 2016 so may not be currently accurate.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1017 SQ.FT.  
(94.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 951 SQ.FT.  
(88.3 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1968 SQ.FT. (182.8 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan (including floor, measurements of doors, windows, rooms and any other items, an approximate and no responsibility is taken for any error, omission, or misstatement. 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 operation or efficiency can be given.  
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