

Main Road, Hockley, SS5 4RL



O.I.R.O £650,000

Situated in a central position within Hockley and occupying a substantial plot with a square footage in excess of 2000sqft, is this larger than average four/five bedroom semi-detached family home offering open plan living accommodation, three reception rooms, ground floor shower room, en suite and dressing room to master bedroom, family bathroom, approximately 90ft rear garden and own driveway providing off-street parking for several vehicles. Walking distance to Hockley Woods, local schools, shops and mainline railway station.

Internal viewing highly recommended.

EPC Rating: C. Our Ref 18590

Entrance via double glazed entrance door to

ENTRANCE HALL 21' 2" x 10' 1" (6.45m x 3.07m)

Stairs to first floor accommodation. Under stairs storage cupboard. Double door storage cupboard. Tiled floor. Plastered ceiling. Radiator.



STUDY 11' 4" x 8' 5" max (3.45m x 2.57m)

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



LOUNGE 14' 8" x 12' (4.47m x 3.66m)

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

PLAYROOM / BEDROOM FIVE 14' 4" x 10' 5" (4.37m x 3.18m)

Double glazed window to the side aspect. Storage cupboard. Airing cupboard housing Megaflor water system. Plastered ceiling. Radiator.



DINING AREA 24' 7" x 11' 2" (7.49m x 3.4m)

Double glazed Velux window. Double glazed French doors providing access to the rear garden. Original feature fireplace. Tiled floor. Plastered ceiling. Inset spot lights. Radiator. Open plan to



KITCHEN/BREAKFAST ROOM 26' 1" x 14' 4" (7.95m x 4.37m)

Kitchen Area:

Double glazed window to the side aspect. Comprehensive range of base and eye level units. Granite effect roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Eye level double electric oven. Separate six ring gas hob. Stainless steel splash back. Stainless steel extractor hood. Breakfast bar. Integrated dish washer. Integrated, full height, fridge. Tiled floor.



Breakfast Area:

Double glazed window to the side aspect. Double glazed French doors providing access to the rear garden. Vaulted ceiling. Two double glazed Velux windows. Tiled floor. Radiator.



UTILITY ROOM 11' 1" x 5' 8" (3.38m x 1.73m)

Double glazed door providing access to the side. Base level units. Inset one and half black sink drainer unit. Full height storage cupboard. Integrated freezer. Space and plumbing for appliances. Tiled floor. Plastered ceiling.



GROUND FLOOR SHOWER ROOM 9' 9" x 4' 3" (2.97m x 1.3m)

Obscure double glazed window to the side aspect. Low level WC. Table top wash hand basin with chrome mixer tap. Tiled shower cubicle with thermostatic shower. Heated towel rail. Tiled floor. Plastered ceiling. Inset spot lights.



FIRST FLOOR ACCOMMODATION

LANDING

Two Velux windows with electric opening. Doors to



MASTER BEDROOM 18' 5" max x 14' 4" max (5.61m x 4.37m) Double glazed window to the rear aspect. Walk-in dressing room/cupboard 7' x 4' 3" (2.13m x 1.3m). Plastered ceiling. Radiator.



EN SUITE 7' 3" x 6' 9" (2.21m x 2.06m)

Obscure double glazed window to the side aspect. Concealed cistern, low level WC. Inset wash hand basin with vanity storage below. Tiled panelled bath with chrome centre mixer tap. Tiled floor. Part tiled walls. Plastered ceiling. Chrome heated towel rail.



BEDROOM TWO 14' 4" x 11' 3" (4.37m x 3.43m)

Double glazed window to the front aspect. Fitted bedroom furniture. Walk-in storage cupboard. Plastered ceiling. Radiator.



BEDROOM THREE 12' x 11' 7" (3.66m x 3.53m)

Double glazed window to the front aspect. Fitted bedroom furniture. Plastered ceiling. Radiator.



BEDROOM FOUR 14' 10" x 11' 2" (4.52m x 3.4m)

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



FAMILY BATHROOM 10' 10" x 8' 10" (3.3m x 2.69m)

Obscure double glazed window to the side aspect. Concealed cistern, low level WC. Inset wash basin with vanity storage below. Tiled panelled bath with chrome, wall mounted, centre taps. Fully tiled shower enclosure with thermostatic shower. Tiled floor. Tiled walls. Chrome heated towel rail.

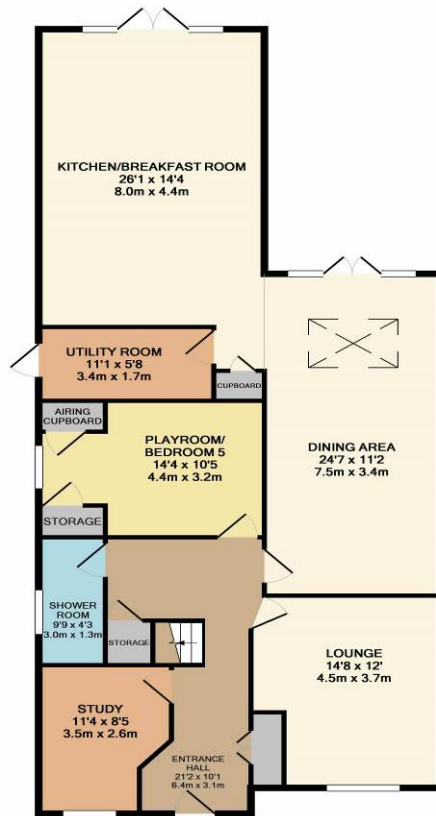


EXTERIOR

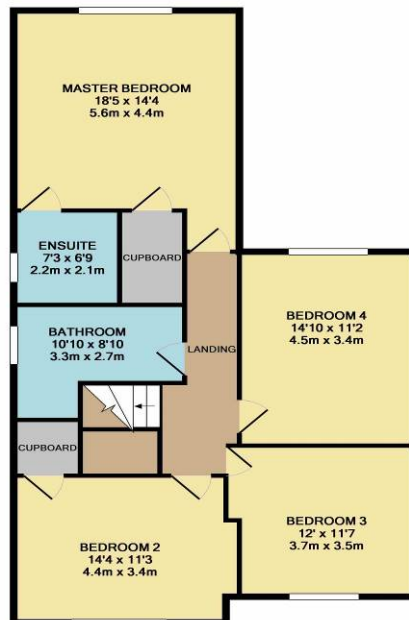
The **REAR GARDEN** measures approximately 90ft (27.43m) and commences with large patio area with retaining brick wall. Steps up to mainly laid to lawn garden. Mature plants and trees.



The **FRONT** has own driveway providing off-street parking for several vehicles.



GROUND FLOOR
APPROX. FLOOR
AREA 1237 SQ. FT.
(120.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 963 SQ. FT.
(99.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2260 SQ. FT. (210.0 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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