

The Spinneys, Hockley, SS5 4PW



£450,000

Situated in one of Hockley's most sought after locations and occupying a substantial corner position accessed via a sweeping driveway providing off-street parking for several vehicles, is this stunning, vastly extended, two double bedroom semi-detached bungalow approaching 1300 sq ft, benefiting from having modern accommodation throughout, large kitchen/breakfast room, en suite and dressing from to master bedroom, separate shower room, secluded rear garden measuring approximately 55ft wide x 50ft deep and garage. Close walking distance to Hockley Woods, mainline railway station, shops and schools.

Viewing advised.

EPC Rating:tbc. Council Tax Band:D.

Our Ref 11895

Entrance via double glazed entrance door to

ENTRANCE HALL

Two full height, walk-in storage cupboards. Wood flooring. Coving to plastered ceiling. Inset spot lights. Oak doors to all rooms. Glazed Oak French doors providing access to kitchen/breakfast room.



LOUNGE 17' 6" x 14' 1" (5.33m x 4.29m)

Double glazed Oak framed bi-fold doors providing access to rear garden. Wood effect flooring. Coving to plastered ceiling. Radiator.

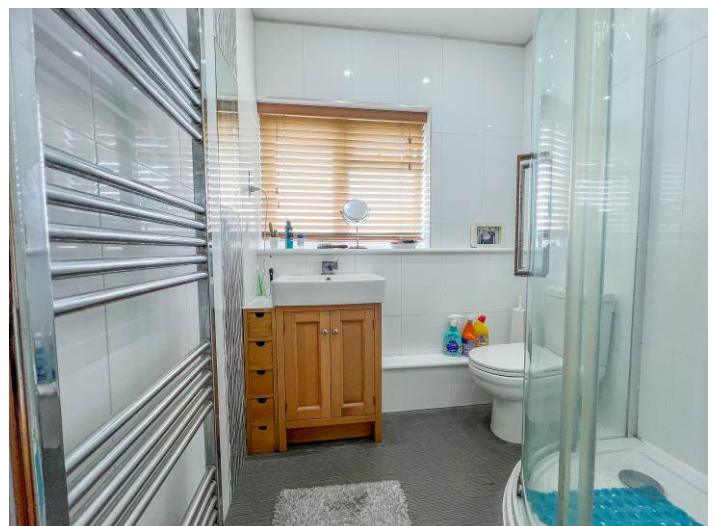
KITCHEN/BREAKFAST ROOM 20' 8" max x 11' 7" max (6.3m x 3.53m)

Double glazed Oak framed sliding patio doors providing access to the rear garden. Comprehensive range of modern high gloss base and eye level units. Quartz work surfaces. Inset one and half sink with Quartz drainer. Integrated eye level double electric oven and integrated Microwave. Inset Induction hob with extractor over. Integrated fridge/freezer. Integrated dish washer. Integrated washing machine. Tiled effect flooring. Coving to plastered ceiling. Radiator.



SHOWER ROOM

Obscure double glazed window to the front aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Corner shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Chrome heated towel radiator.



BEDROOM ONE 12' 4" x 12' 2" (3.76m x 3.71m)

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



EN SUITE BATHROOM 12' 2" x 9' (3.71m x 2.74m)

Obscure double glazed window to the rear aspect. Wall mounted WC with concealed cistern. Inset wash hand basin with vanity storage below. Roll top free standing bath with claw feet. Double walk-in shower cubicle with thermostatic shower. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



DRESSING AREA 8' x 6' 11" (2.44m x 2.11m)

Custom fitted sliding door wardrobes to two walls, providing comprehensive clothes storage. Plastered ceiling. Door to



BEDROOM TWO 14' 3" x 11' 4" (4.34m x 3.45m)

Double glazed window with custom fitted shutters, to the front aspect. Coving to plastered ceiling. Contemporary vertical radiator.



EXTERIOR

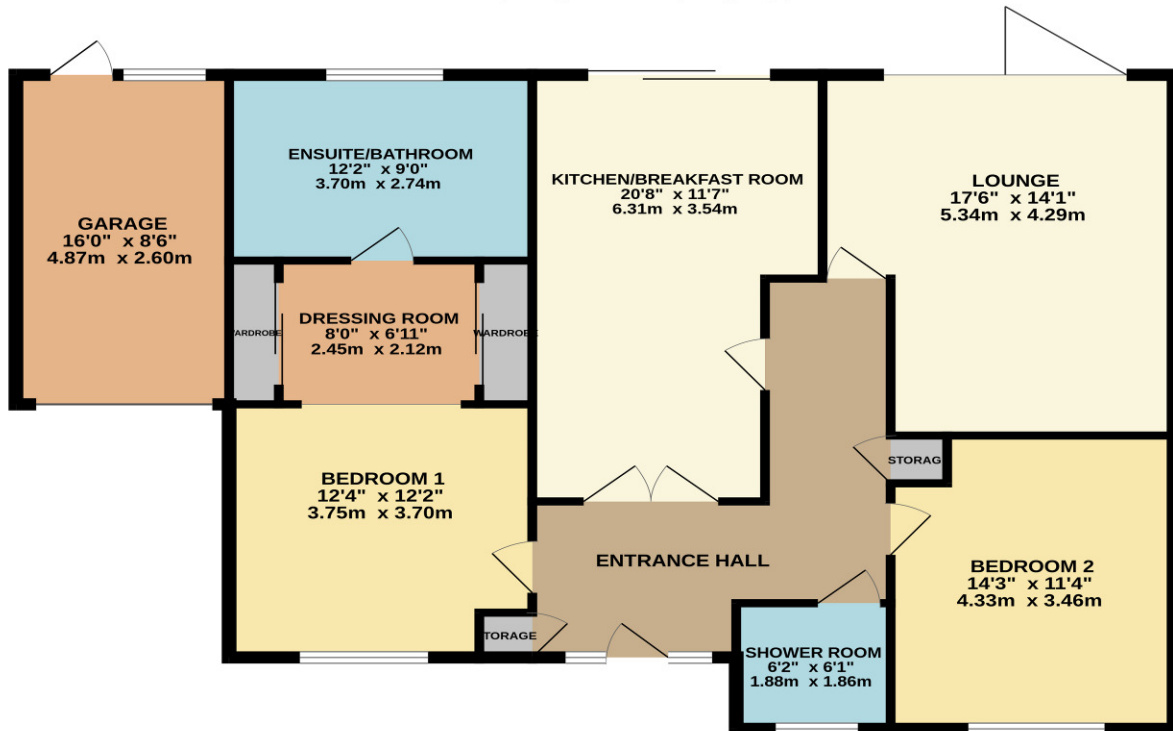
The **SECLUDED REAR GARDEN** measures approximately 55' wide x 50' deep (16.76m x 15.24m) and commences with patio leading to laid lawn. Selection of mature flowers and trees.



The **FRONT** has lawn area and is accessed via a private driveway providing off-street parking for several vehicles leading to **ATTACHED GARAGE** with power and light, personal door to rear garden.



GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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