

Highams Road, Hockley SS5 4DF



Guide Price £550,000-£575,000

Situated in a sought after road and occupying a generous plot with a road frontage width of approximately 95ft, is this three bedroom detached family home offering potential for extension to both ground and first floor, subject to normal planning consent. Benefiting from having south facing rear garden and a detached pitched roof double garage. Walking distance to local schools, shops and mainline railway station.

EPC Rating: D. Our Ref 17160

Directions: Proceed from the centre of Hockley into the Southend Road which becomes Main Road, turning left by The White Hart Public House into White Hart Lane. Continue and take the first turning on the left hand side into Highams Road.



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Entrance via double glazed entrance door to

ENTRANCE PORCH

Glazed French doors to entrance hall. Door to

GROUND FLOOR SHOWER ROOM

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



ENTRANCE HALL

Stairs to first floor accommodation. Storage cupboard.



DINING ROOM 11' 6" x 9' 7" (3.51m x 2.92m)

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



LOUNGE 16' 4" x 13' 11" (4.98m x 4.24m)

Double glazed French doors, with full height windows to both sides, providing access to rear garden. Textured ceiling. Radiators. Air conditioning.



KITCHEN 13' 11" x 8' 11" (4.24m x 2.72m)

Double glazed window to the rear aspect. Double glazed window to the side aspect. Double glazed door providing access to rear. Base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Integrated electric oven. Extractor chimney. Tiled splash backs. Space and plumbing for appliances.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front aspect.



BEDROOM ONE 14' 1" x 10' 6" (4.29m x 3.2m)

Double glazed window to the rear aspect. Textured ceiling. Radiator. Air conditioning.



BEDROOM TWO 14' 1" x 9' 1" (4.29m x 2.77m)

Double glazed window to the front aspect. Textured ceiling. Radiator. Air conditioning.



BEDROOM THREE 11' 2" x 7' 2" (3.4m x 2.18m)

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



BATHROOM

Obscure double glazed window to the side aspect. Low level WC. Inset wash hand basin with vanity storage below. Corner shower cubicle with thermostatic shower. Built-in storage cupboards. Tiled floor. Tiled walls. Plastered ceiling. Radiator.



EXTERIOR

The **SOUTH FACING REAR GARDEN** commencing with patio. Laid lawn. Further patio to side offering a secluded seating area.



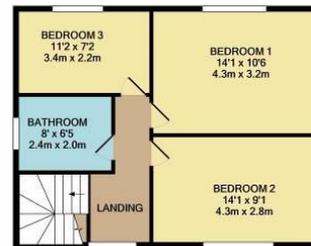
The **ROAD FRONTAGE** measures **95ft (28.96m)** wide and offers lawn areas with a large blocked driveway with parking for numerous vehicles/caravan leading to **DETACHED PITCHED ROOF DOUBLE GARAGE 17' 5" x 17' 4" (5.31m x 5.28m)** with boarded loft, power and light.



The property occupies a plot measuring approximately 0.2 acres in total.

Agents Note:

The vendors have advised that all Air Conditioning/Heater units were professionally installed by Breeze Air and have been fully serviced annually. The walls and loft are fully insulated.



TOTAL APPROX. FLOOR AREA 1388 SQ.FT. (128.9 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 in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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