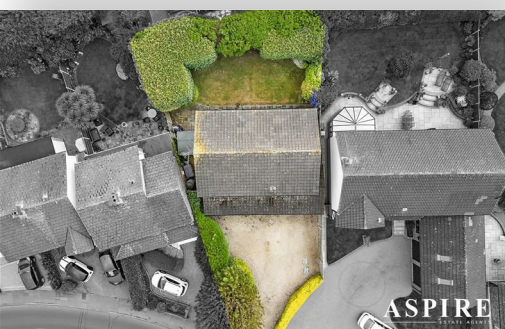


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today on 01268 777400



Folly Lane, Hockley Guide price £700,000

GUIDE PRICE £700,000 - £725,000 Nestled in the picturesque surroundings of Folly Lane in Hockley, this charming 4-bedroom detached house offers a perfect blend of modern comfort and convenient location. As you step inside, you are greeted by a spacious and inviting atmosphere.

With an impressive 23ft master bedroom, boasting ample space for relaxation and rejuvenation. Complete with an En suite bathroom, it provides a private sanctuary for the occupants, offering both luxury and convenience. With four generously proportioned double bedrooms, there is plenty of room for family.

Situated in the sought-after area of Folly Lane, this home benefits from its proximity to Hockley town centre and station. With direct links to London, commuting is made effortless, offering convenience for professionals and families alike.

Hockley Woods is just a stone's throw away, providing the perfect opportunity for outdoor recreation and exploration. Additionally, the property falls within the catchment area for both excellent primary and secondary schools, making it an ideal choice for families seeking educational opportunities.

Overall, this 4-bedroom detached house in Hockley presents an exceptional opportunity to enjoy modern living in a desirable location, offering comfort, convenience, and tranquillity in equal measure.

Front Elevation

Entrance Hallway

9'2" x 7'11" (2.8 x 2.43)

W/c

5'3" x 3'4" (1.62 x 1.04)

Living Room

23'10" x 11'8" (7.28 x 3.56)

Dining Room

15'5" x 12'9" (4.71 x 3.9)

Kitchen

15'5" x 12'1" (4.7 x 3.7)

Utility Room

7'2" x 5'2" (2.2 x 1.58)

Garage

15'8" x 15'1" (4.78 x 4.6)

Landing

16'2" x 5'11" (4.95 x 1.81)

Bedroom One

23'10" x 11'9" (7.27 x 3.6)

En suite

8'0" x 4'6" (2.46 x 1.39)

Bedroom Two

12'3" x 11'10" (3.74 x 3.63)

Bedroom Three

12'3" x 11'9" (3.74 x 3.60)

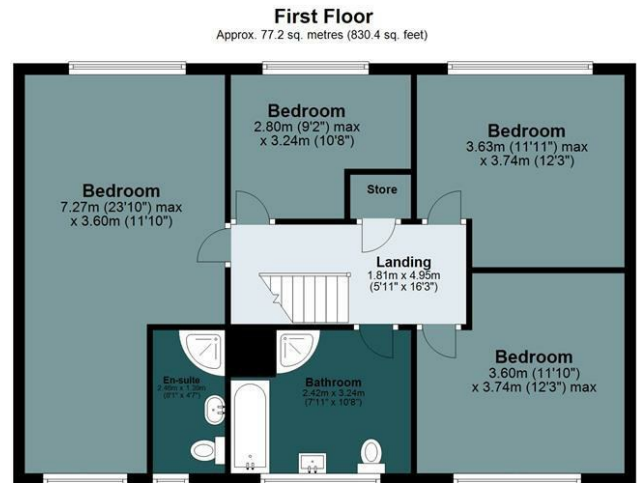
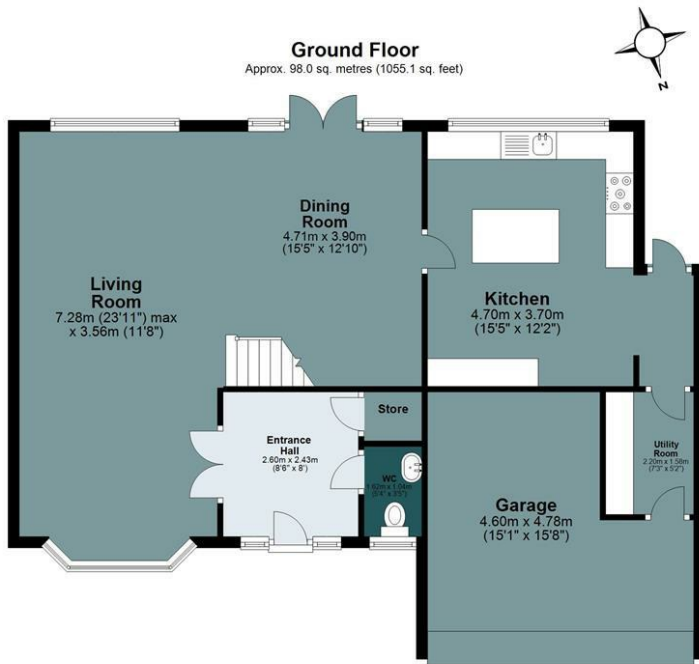
Bedroom Four

10'7" x 9'2" (3.24 x 2.8)

Bathroom

10'7" x 7'11" (3.24 x 2.42)

Garden



Total area: approx. 175.2 sq. metres (1885.5 sq. feet)
Folly Lane

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



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