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## Woodlands Road, Hockley Guide price £650,000

Set along one of Hockley's most exclusive and sought-after roads, this four-bedroom detached family residence offers the perfect blend of space, potential, and prestige. The property occupies an impressive plot with a commanding 60ft road frontage, framed by mature surroundings and a peaceful residential setting. View the marketing view in the tab below to view this wonderful home in more detail.

This highly desirable location is prized for its close-knit community, leafy outlook, and convenient access to Hockley's vibrant village centre, mainline station with direct links to London Liverpool Street, and a selection of outstanding local schools.

The home itself offers exceptional scope for transformation, with ample opportunity to extend both at ground and first floor level (subject to planning consent) to create a truly bespoke living space.

For those seeking a property that combines an enviable address with the freedom to create their dream home, this is a rare and exciting opportunity. Guide Price £650,000 to £700,000.

### Entrance Porch

Welcoming porch with door opening into the main reception area.

### Spacious Entrance Hall

A bright and inviting hallway with stairs rising to the first floor, two useful understairs storage cupboards, and a radiator.

### Lounge / Diner – 29'9" x 19'11" (9.07m x 6.07m)

A wonderfully large dual-aspect reception space, perfect for both relaxing and entertaining. Featuring a double-glazed bay window to the front, an additional front-facing window, and further windows to both sides that flood the room with natural light. The focal point is a striking brick-built feature fireplace with open flue fire. Coving to ceiling, multiple radiators, and direct access to the kitchen.

### Kitchen – 13'3" x 12' (4.04m x 3.66m)

Fitted with an attractive range of Shaker-style base and wall units, complemented by high-gloss granite work surfaces and tiled splashbacks. Inset stainless steel sink/drainer unit, space for a freestanding range-style cooker with stainless steel extractor hood above, and an integrated dishwasher. Wood-effect flooring throughout. Double-glazed window to conservatory, plus a double-glazed door providing garden access.

### Conservatory – 28'10" x 13'5" (8.79m x 4.09m)

A superb additional living space with double-glazed windows to all sides and two sets of French doors opening onto the rear garden. Finished with a tiled floor, ideal for year-round enjoyment.

### Ground Floor Bathroom – 8'2" x 5'7" (2.49m x 1.70m)

Obscure double-glazed window to conservatory. Suite comprising concealed cistern WC, pedestal wash hand basin, and panelled bath with shower over and screen. Fully tiled walls and flooring, plus a radiator.

### Ground Floor Bedroom Four / Study – 10'11" x 8'2" (3.33m x 2.49m)

A versatile room with double-glazed French doors leading to the conservatory. Ideal as a fourth bedroom, home office, or hobby room. Radiator.

### First Floor Accommodation

#### Landing

Airing cupboard and access to all rooms.

### Bedroom One – 15'10" x 13'5" (4.83m x 4.09m)

Spacious double bedroom with rear-facing double-glazed window, eaves storage cupboards, and radiator.

### Bedroom Two – 13'8" x 11'7" (4.17m x 3.53m)

Generous double bedroom with two double-glazed windows providing excellent natural light. Radiator.

### Bedroom Three – 11'4" x 7'8" (3.45m x 2.34m)

Front-facing double-glazed window, radiator.

### First Floor WC

Obscure double-glazed side window, low-level WC, pedestal wash hand basin with tiled splashback.

### Exterior

#### Rear Garden

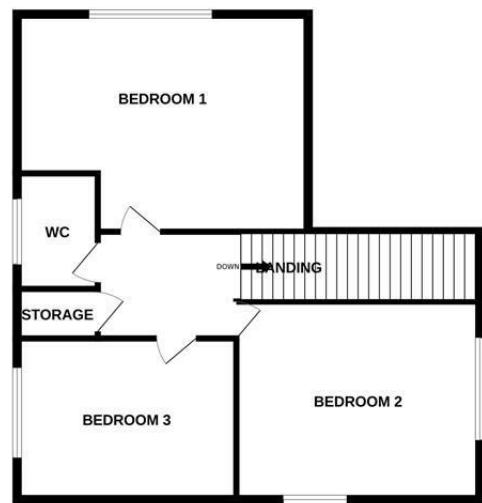
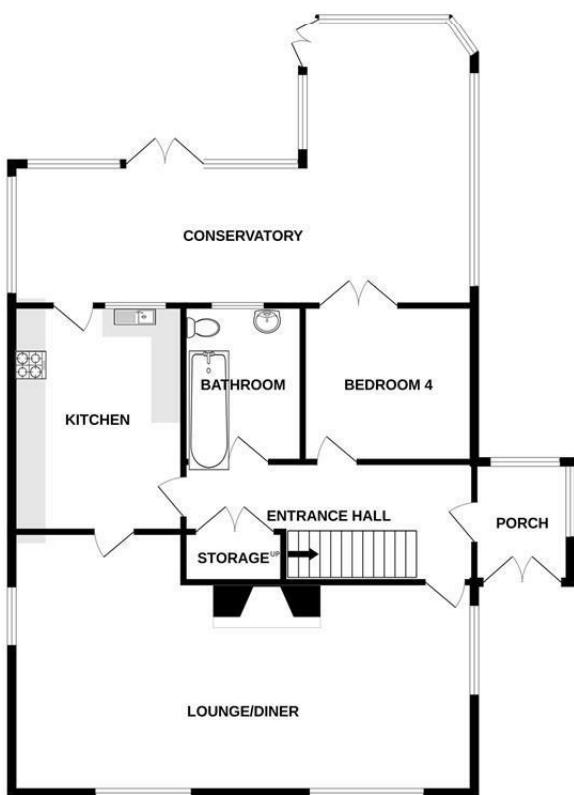
Measuring approximately 60ft wide, the garden is predominantly laid to lawn and features large double-opening wooden gates from the front, providing vehicular access to a rear hardstanding/driveway – ideal for caravan or boat storage.

### Front Garden & Driveway

Expansive front lawn with private driveway offering off-street parking for multiple vehicles. Driveway leads to a detached garage with up-and-over door.

GROUND FLOOR  
1295 sq.ft. (120.4 sq.m.) approx.

1ST FLOOR  
755 sq.ft. (70.1 sq.m.) approx.

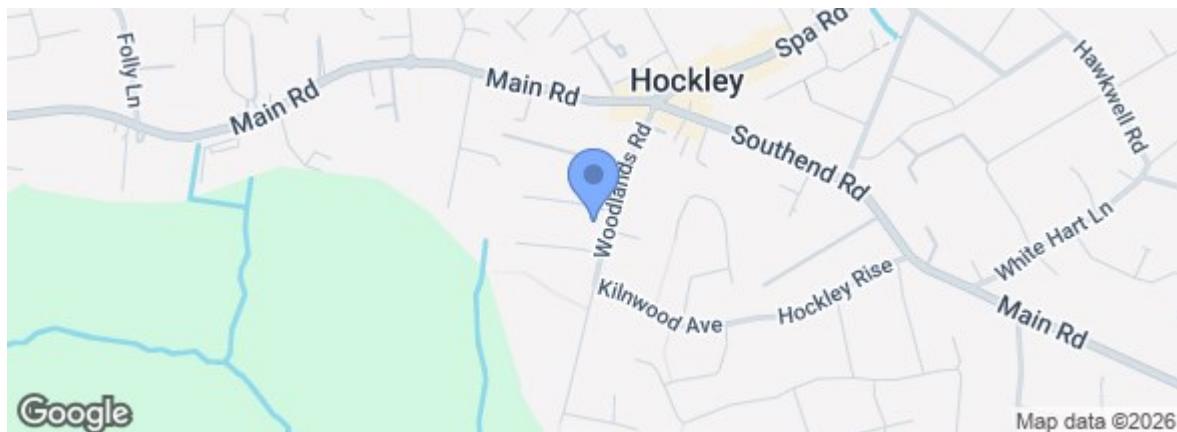


TOTAL FLOOR AREA: 2050 sq.ft. (190.5 sq.m.) approx.

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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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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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