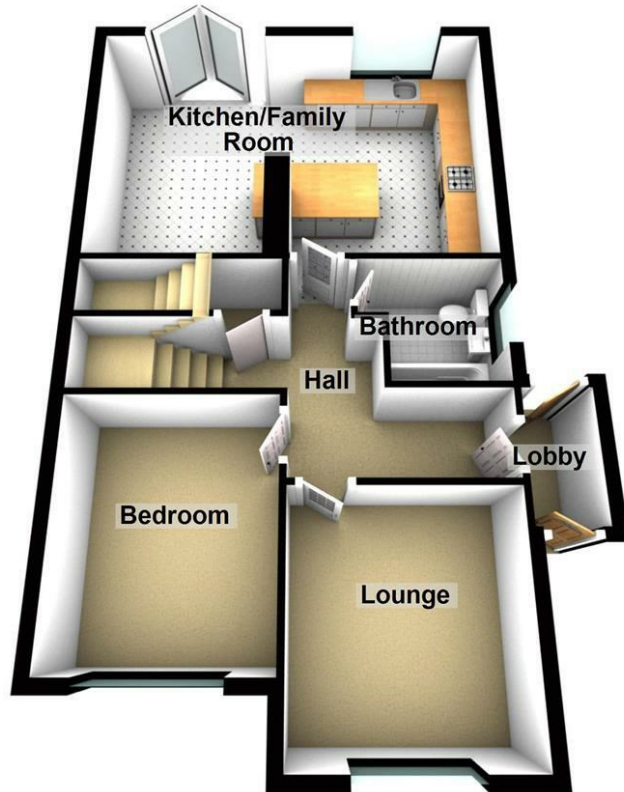




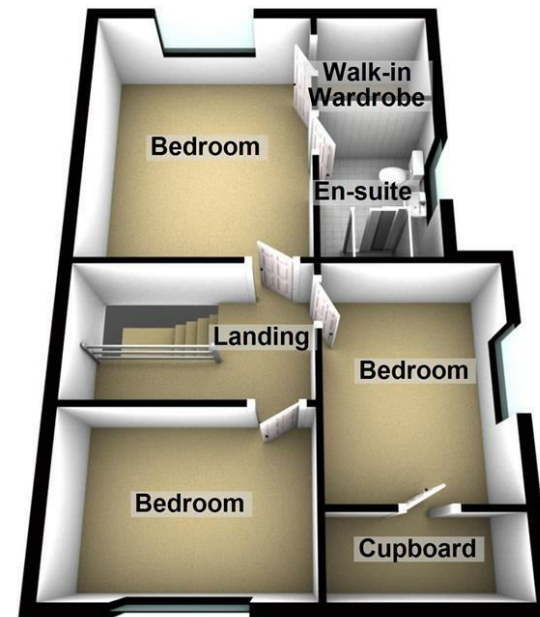
**8 Windsor Gardens  
Hockley, Essex SS5 4LQ  
Offers in excess of £450,000**

- 4 Bedrooms
- Super Kitchen/Family Room
- 2 Bathrooms
- Semi Rural Location
- Ample Parking
- 55' Rear Garden
- Entertainment Room
- Well Maintained
- Lounge With Open Fireplace
- Versatile Living

**Ground Floor**



**First Floor**



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

Tel: 01268 770728  
info@stgeorgehomes.co.uk  
www.stgeorgehomes.co.uk

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

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



**\*\*\*\*\* CHARACTER 4 BEDROOM CHALET BUNGALOW WITH 55' REAR GARDEN \*\*\*\*\***

A most spacious family home offering contemporary living and extended accommodation including a superb open plan kitchen family room with a further lounge, two bathrooms, welcoming reception hall, delightful 55' rear garden with entertainment cabin with bar and seating ideal for taking advantage of the secluded & landscaped gardens, to the front is ample parking

Situated in a semi rural setting with countryside & woodland walks yet also within easy reach of recreational facilities including sports centres, golf course, pubs and restaurants, Hockley Village centre & Main line Station

**ACCOMMODATION**

**ENTRY PORCH**

Door to: tiled floor door to rear,

**ENTRANCE HALL**

Laminate flooring, high level meter cupboard, spot lighting, stairs to first floor, large storage cupboard, radiator, power points,

**LOUNGE 11' x 10' (3.35m x 3.05m)**

UPVC double glazed lead lite window to front, open fireplace with brick hearth and feature white painted wood surround, ornate coving, radiator, power & Tv points,

**OPEN PLAN KITCHEN/FAMILY ROOM 19' x 11'3 (5.79m x 3.43m)**

UPVC double glazed window & French doors to the rear garden, fitted with a modern range of cream eye level & base level units, wood block rolled edge work tops incorporating a breakfast bar, porcelain sink/drain, gas hob with extractor and oven below, splash back tiling, plumbing for washing machine & dishwasher, fitted fridge freezer, laminate flooring, part panelled walls, skirting radiator, power points, radiator,

**BEDROOM 4 (ground floor) 11'5 x 9'5 (3.48m x 2.87m)**

UPVC double glazed lead lite window to front, laminate floor, radiator, power points coving,

**FAMILY BATHROOM (ground floor)**

UPVC double glazed window to side, modern white suite comprising panelled bath with shower over & shower screen, part tiled walls with matching floor, heated towel rail,

**LANDING**

Velux window to rear, radiator,

**BEDROOM 1 13'6 x 11'6 (4.11m x 3.51m)**

UPVC double glazed window to rear with views over fields, radiator, power points, laminate flooring, ,

**WALK IN WARDROVE 5'4 x 5' (1.63m x 1.52m)**

Fitted hanging rails, lighting,

**EN-SUITE SHOWER ROOM**

UPVC double glazed window to side, quality white suite comprising large walk in shower with fitted screen and rainfall shower, vanity wash hand basin having cupboard below, low level wc, tiled walls, heated towel rail, extractor fan, shaver points,

**BEDROOM 2 11' x 8'8 (3.35m x 2.64m )**

UPVC double glazed window to front, radiator, power & Tv points, laminate flooring,

**BEDROOM 4 11' x 8' (3.35m x 2.44m)**

UPVC double glazed window to front, laminate flooring, radiator, power points, door to loft storage,

**OUTSIDE**

**REAR GARDEN 55' (16.76m )**

Paved patio area leading to artificial law with feature putting green, established shrub beds with low level lighting, flood lighting tap,

**FRONT GARDEN**

Mainly laid to shingle providing parking, shrub beds white painted picket boundary fencing