

**57 White Hart Lane  
Hockley, SS5 4DW  
£485,000**

- Prime Location
- Easy Access To Hockley Village & Station
- Cloakroom
- Spacious 23' Kitchen/Family Room
- Lounge
- Modern Shower Room
- Study & Garage
- Superb Garden
- Ample Parking
- Well Maintained

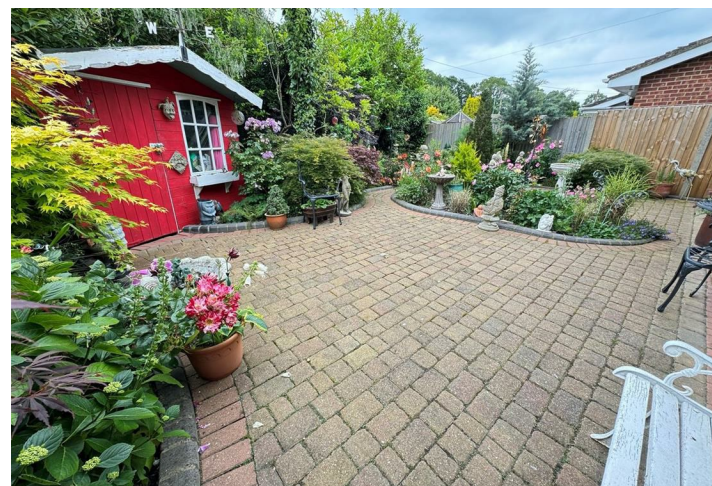


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus)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





\*\*\*\* A BRIGHT & SPACIOUS 3 BEDROOM FAMILY HOME IN A MOST FAVOURED LOCATION \*\*\*\*  
 St George Homes have been favoured to offer for sale this delightful 3 bedroom detached home offering well proportioned accommodation including a welcoming reception hall, spacious lounge, 23'8 open plan kitchen/family home, study, 3 bedrooms, shower room, part garage, UPVC double glazed windows ample parking and a superb un-overlooked garden, Situated opposite a wildlife woodland yet close to Hockley village centre, Station & popular Schools,

**ACCOMMODATION**

**LOBBY**

UPVC windows to three elevation & entry door, tiled floor, window & door to:

**RECEPTION HALL**

Laminate flooring, stairs to first floor, power points, coving

**CLOAKROOM**

Modern white suite comprising, low level wc, vanity wash hand basin with cupboards below, splash back tiling & laminate flooring, spot lighting & extractor fan,

**LOUNGE 15' x 12'3 (4.57m x 3.73m)**

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

**KITCHEN/FAMILY ROOM 23'8 x 9' (7.21m x 2.74m)**

UPVC double glazed window to rear & Further windows & French doors to rear, fitted with a modern range of Shaker style eye level & base level units, rolled edge work tops incorporating a breakfast bar, porcelain inset sink drainer, gas hob with extractor fan, fitted oven integrated fridge freezer, dishwasher & washing machine, splash back tiling, laminate flooring, coving, spot lighting, radiator, power points,

**STUDY 8' x 7'9 (2.44m x 2.36m)**

UPVC double glazed full height window to rear, wall lights, radiator, power points, (please note that this was originally part of the garage)

**LANDING**

UPVC double glazed window to front, access to loft space, coving

**BEDROOM 1 10'5 x 10'2 (3.18m x 3.10m)**

UPVC double glazed window to front overlooking a wildlife woodland, fitted wardrobes to two walls, radiator, power points, coving

**BEDROOM 2 10'5 x 9'6 (3.18m x 2.90m)**

UPVC double glazed window to rear, coving, radiator, power points,

**BEDROOM 3 13'6 x 7'8 (4.11m x 2.34m)**

UPVC double glazed window to front, radiator, power points, coving

**SHOWER ROOM**

UPVC double glazed window to rear, white suite comprising shower cubicle, low level wc, wash hand basin, part tiled walls, radiator, coving, extractor fan

**OUTSIDE**

**REAR GARDEN**

A delightful oasis of a garden with establish back drop of trees, block paved patio area and pathways with raised well stocked shrub beds with an abundance of specimen shrubs and acer's, shed, tap, access to front

**FRONT GARDEN**

Block paved providing parking for three cars and access to garage

**GARAGE**

Roller door to front, lighting & power points, (please note the rear has been converted to create the study)