



**121 Main Road
Hockley, SS5 4RN
£650,000**

- 4 Bedroom Detached Family Home
- Potential Annexe Accommodation
- 2 Bathrooms
- 22' Kitchen/Breakfast Room
- Set Well Back From The Road
- Ample Parking
- 75' Rear Garden
- 2 Reception Rooms
- Close To Hockley Woodlands
- No Onward Chain



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	84		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	69	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



**** SPACIOUS FAMILY HOME WITH ANNEXE ACCOMMODATION ****

An individual detached home offering well proportioned accommodation approached by a welcoming reception hall leading to two reception rooms & an impressive 22' kitchen/breakfast room, cloakroom, self contained annexe with own front door & shower room, to the first floor are four bedrooms and a large family bathroom, Externally the property is set well back from the road with a long shingle drive & extensive parking & to the rear is a landscaped 75' South backing rear garden Situated with a short walk to Hockley ancient woodland & open space, local Schools, shops & main line station

ACCOMMODATION

RECEPTION HALL

Composite door with double glazed windows to front & side, tiled flooring, stairs to first floor with storage below, coving, power points,

CLOAKROOM

UPVC double glazed window to front, low level wc, wash hand basin, tiled walls & complimentary tiled walls, coving, radiator,

LOUNGE 16'9" x 14'8" max (5.11m x 4.47m max)

Full width double glazed Bi-Folding doors to the rear elevation, tiled floor, feature fireplace, coving, wall lights, skirting radiator, Tv & power points,

DINING ROOM 11'1" x 9'5" (3.38m x 2.87m)

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

KITCHEN/BREAKFAST ROOM 22' x 11'9" (6.71m x 3.58m)

UPVC double glazed windows to rear & side, door to the rear garden, fitted with a modern range of white gloss eye level & base level units, granite worktops incorporating a breakfast bar, inset sink/drainage with waste disposal, 5 ring gas hob with extractor fan, double oven, American style fridge/freezer, microwave, wine cooler, tiled floor, spot lighting, Tv & power points, integrated washing, tumble dryer & dishwasher,

ANNEXE ACCOMMODATION

SITTING/BEDROOM 17'5" x 11'7" max, UPVC double glazed window & door to front with further door to rear, laminate flooring, coving, radiator, power & Tv points, kitchen area with base unit & sink-drainage, splash back tiling,

SHOWER ROOM

White suite comprising shower area, low level wc, wash hand basin, fully tiled, coving, radiator, spot lighting,

FIRST FLOOR LANDING

Access to loft space,

BEDROOM 1 15'2" x 9'1" (4.62m x 2.77m)

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

BEDROOM 2 11' x 9'1" (3.35m x 2.77m)

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

BEDROOM 3 10' x 9'2" (3.05m x 2.79m)

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

BEDROOM 4 11'1" x 9' (3.38m x 2.74m)

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

FAMILY BATHROOM

Two UPVC double glazed windows to side elevation, white suite comprising panelled bath with shower/mixer taps, low level wc, circular bowl sink with Oak stand, tiled walls & complimentary tiled floor, heated towel rail, spot lighting, airing cupboard,

OUTSIDE

FRONT GARDEN

The property is set well back from the road & secluded by established trees & shrubs, lawn area, long private shingle drive providing ample parking,

REAR GARDEN 75' (22.86m)

A delightful & secluded garden commencing of an undercover patio area leading to lawn, established shrub borders, further entertainment area with pitched roof canopy, lighting, tap, access to front