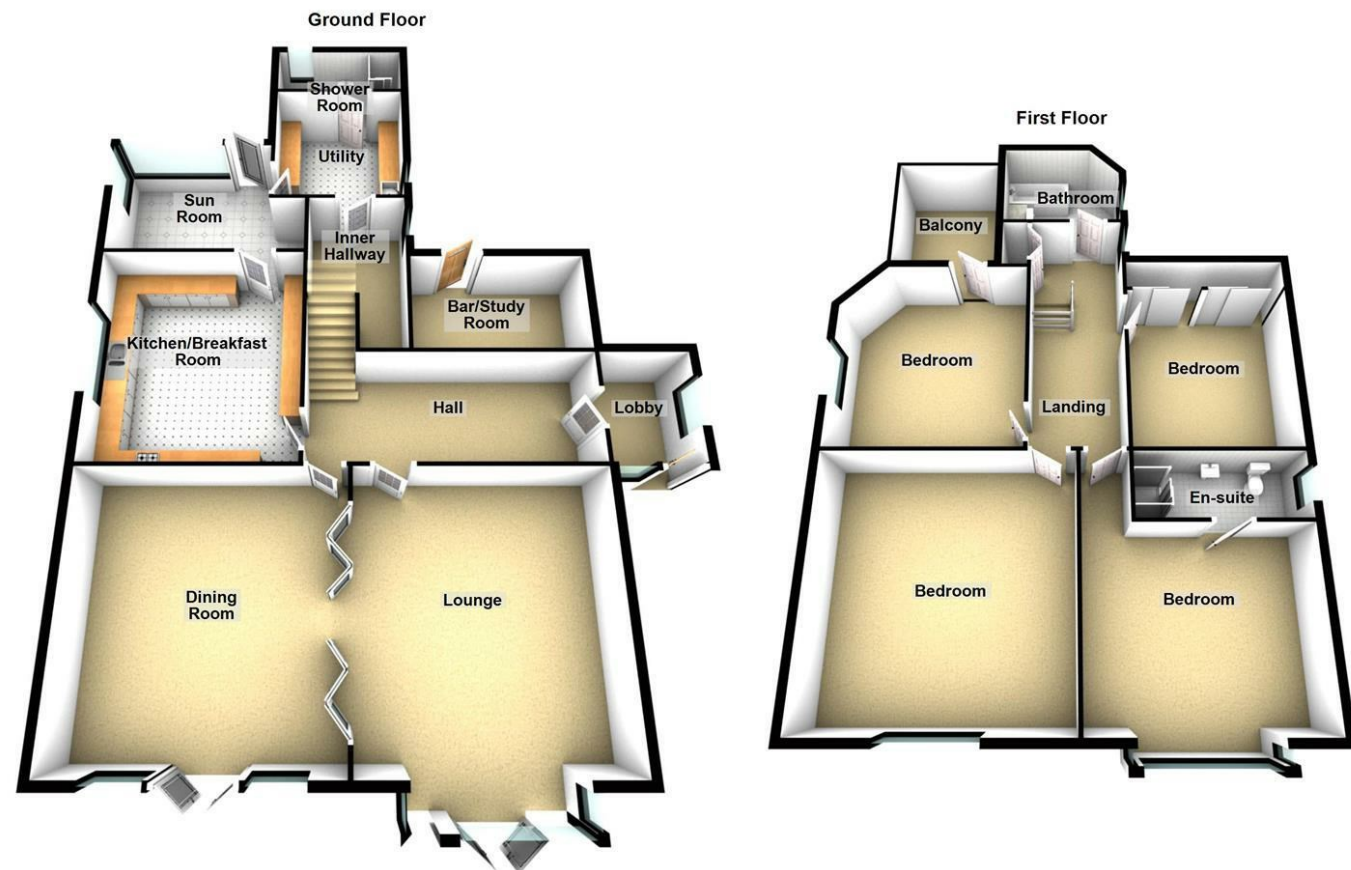


**41 Greensward Lane
Hockley, SS5 5HD
£825,000**

- Character 4 Bedroom Family Home
- 4 Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- 3 Bathrooms
- Many Character Features
- Extensive Parking & Oversized Garage
- Easy Access to Station Shops & Schools
- Well Maintained Throughout
- Internal Viewing Advised



**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) 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		59	77
		EU Directive 2002/91/EC	

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



*** CHARACTERFUL 4-BEDROOM, 4-RECEPTION DETACHED FAMILY HOME ***

A truly unique home, sympathetically enhanced and lovingly maintained by the current owners for over 40 years. Bursting with original character features, this spacious property offers exceptionally well-proportioned accommodation throughout. The welcoming reception hall sets the tone, leading to a stunning lounge with a feature antique fireplace, high ceilings, and bi-folding doors opening to the elegant dining room. Additional reception spaces include a versatile study/bar room, a bright sunroom, and a beautifully finished kitchen/breakfast room with a separate utility room. A convenient ground-floor cloakroom with shower completes the ground floor.

Upstairs, the first floor comprises four generously sized bedrooms and two well-appointed bathrooms—perfect for growing families or those who enjoy spacious living. Externally, the property is set on a prominent corner plot with a wraparound garden featuring paved patios, and seating areas—ideal for outdoor entertaining. A sweeping in-and-out driveway offers extensive off-road parking and access to a detached, oversized garage.

Location Highlights:

- Short walk to Hockley Station and local shops
- Just minutes from the highly regarded Greensward Academy

This rare gem combines charm, space, and convenience—early viewing is highly recommended!

ACCOMMODATION

ENTRANCE LOBBY 8'1 x 6'4 (2.46m x 1.93m)

UPVC double glazed windows & door to: power points, wall lights, part vaulted ceiling.

RECEPTION HALL

Feature staircase with polished handrails & balustrades, radiator, power points, picture rail, ornate coving.

STUDY/BAR ROOM 13'1 x 7'9 (3.99m x 2.36m)

UPVC double glazed stable door to rear, fitted bar with shelving and pelmet lighting, radiator, power points.

LOUNGE 22'5 x 17'4 (6.83m x 5.28m)

Double glazed bay window to front feature antique fire surround with raised & inset, ornate ceiling, radiator, power points, full width glazed bi-folding doors to dining area.

DINING ROOM 18'4 x 15'9 (5.59m x 4.80m)

Double glazed windows & French doors to front, ornate coving & ceiling, radiator, power points.

KITCHEN/BREAKFAST ROOM 15'9 x 14'2 (4.80m x 4.32m)

Double glazed window to side & door to Sun Room, fitted with a quality range of cream eye level & base level units, contrasting rolled edge worktops, illuminated display cabinets, worktop lighting, stainless steel 1.5 sink drainer with mixer taps, space for electric cooker having an extractor fan above, integral appliances including fridge/freezer & dishwasher, splash back tiling & complimentary tiled floor, spot lighting, power points.

INNER HALL 12'8 x 7'5

Double glazed window to the side elevation, fitted cupboards & shelving, radiator, power points.

UTILITY ROOM 10' x 10' (3.05m x 3.05m)

Double glazed window to side fitted with range of eye level & base level units, rolled edge worktops, double stainless steel sink drainer, splash back tiling, plumbing for washing machine & space for tumble dryer, tiled floor, radiator, power points.

SUN ROOM 14'8 x 9'8 max (4.47m x 2.95m max)

Double glazed windows and doors to rear with further windows to side, tiled floor, wall mounted boiler, power points.

CLOAK/SHOWER ROOM

Double glazed window to rear, white suite comprising, shower cubicle, low level wc, vanity wash hand basin with storage below, fully tiled walls & floor, radiator, extractor fan.

FIRST FLOOR LANDING

Double glazed window, airing cupboard, access to loft space, picture rail, power points.

BEDROOM 1 17'1 x 16'7 (5.21m x 5.05m)

Double glazed bay window to front, fitted wardrobes to one wall, coving, radiator, power points, wall lights & tv point.

EN-SUITE SHOWER ROOM

Double glazed window to side, modern white suite comprising low level wc, vanity wash hand basin with storage cupboard below, large walk in shower with glazed screen & thermostatic controlled shower unit with body jets, fully tiled walls & floor, heated towel rail, spot lighting & extractor fan.

BEDROOM 2 18'5 x 17'1 (5.61m x 5.21m)

Double glazed window to front, coved ceiling, picture rail, radiator, power & TV points, laminate flooring.

BEDROOM 3 15'8 x 14'3 (4.78m x 4.34m)

Double glazed window to side & further door to rear balcony, vanity wash hand basin, laminate flooring, picture rail, radiator.

BEDROOM 4 13'1 x 12'9 (3.99m x 3.89m)

Double glazed window to side, fitted wardrobe to one wall, laminate flooring, radiator, power points.

FAMILY BATHROOM

Double glazed window to side, white suite comprising panelled bath with shower/mixer taps low level wc, vanity unit with glossy grey cabinets, spot lighting, fully tiled walls, heated towel rail, coving, radiator, extractor fan.

OUTSIDE

The property enjoys an impressive corner plot.

REAR GARDEN

A secluded garden being laid to block paving & raised decking area, established shrub beds, lighting, tap access to both front & garage.

FRONT GARDEN

Laid to lawn with retaining railings and established shrubs, retaining block paved sweeping in and out drive providing extensive parking and access to detached garage.

DETACHED GARAGE

Oversized with electric roller doors to front & rear, lighting & power points, storage to attic.