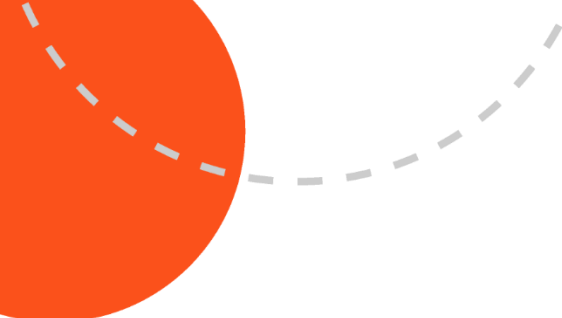




61 Spa Road, Hockley, Essex, SS5 4AR

Three Bedroom Link-Detached Cottage / Guide Price: £375,000 - £400,000 / Tel: 01702 207720





What a wonderful opportunity to acquire an historic Hockley **three bedroom** property with a timeline dating back to the early 1800's and previously used for commercial space as a bakery and tea rooms before being saved from demolition and lovingly restored by the seller in 2013. The property really is terrific and will appeal to clients looking for a unique home right in the heart of the Village being a couple of minutes' walk to the shops and the train station.

Step inside the property and you will be wowed by the high standard of decoration on offer and the stylish mix of traditional features and modern living to include a grey kitchen with roof lantern and two bathroom suites. The property is heated by gas radiators and benefits from double glazed windows. Take a look at our virtual tour of this property straight away and book an appointment to visit the property in person, you will not be disappointed. **No onward chain.**

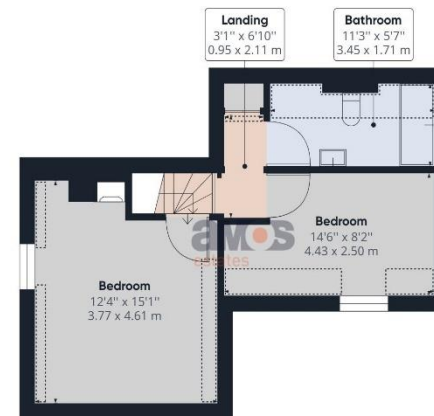
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Floor 0



Floor 1



Highlights

- / Charming Historic Cottage
- / Lounge with Feature Fireplace
- / Dining Room with Stone Floor
- / Stylish, Modern Kitchen Units
- / Roof Lantern in Kitchen
- / Ground Floor Bedroom Three
- / Ground & First Floor Bathrooms
- / Two further Bedrooms Upstairs
- / Courtyard Style rear and Side Gardens
- / Wonderful Location in Heart of the Village
- / **No Onward Chain**
- / EPC Rating C

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Double glazed entrance door leading to:

Lounge /

12'7 x 12'3

Double glazed window to front aspect, radiator, staircase leading to first floor, fitted carpet, plastered, and beamed ceiling, power points, louvre wooden cupboard housing service meters, storage cupboard under the stairs, three wall light points, feature fireplace, exposed timber room partition providing access through to:

Dining Room /

15'0 x 9'5

Stone floor, plastered and beamed ceiling, three wall light points, double glazed windows to side and rear aspect, two radiators.

Kitchen /

11'5 x 8'5

Stylishly fitted at both eye and base level in range of grey units with roll top working surface over, inset stainless steel sink unit, appliance space for washing machine, dishwasher and freestanding fridge/freezer, wall mounted extractor fan, stone tiled floor, tiled work areas, wall mounted boiler, power points, double glazed window to rear aspect, roof lantern, plastered ceiling with inset spotlights, radiator, double glazed door to garden.

Ground Floor Bedroom Three /

11'1 x 9'0

Double glazed bay window to front aspect, fitted carpet, power points, plastered and beamed ceiling, power points.



Ground Floor Bathroom /

6'10 x 5'11

White suite comprising of toilet, pedestal wash hand basin, sculptured bath with safety screen and hand held shower attachment, tiled walls to bath area and sink, chrome towel radiator, plastered ceiling with inset spotlights, shaver point, double glazed window.

First Floor Landing /

6'10 x 3'1

Staircase from ground floor, hand rail, plastered and beamed ceiling, radiator, storage cupboard, doors off.

Bedroom One /

15'1 x 12'4

Double glazed window to front aspect, fitted carpet, loft access, radiator, exposed brick fireplace, plastered ceiling, power points.

Bedroom Two /

14'6 x 8'2

Double glazed window, fitted carpet, power points, plastered ceiling, radiator.

Bathroom /

11'3 x 5'7

Modern white suite comprising of bath with central mixer tap, pedestal wash hand basin and toilet, wall mounted chrome towel radiator, extractor fan, plastered ceiling with inset spotlights, shaver point, tiled floor, double glazed roof window.



Courtyard Garden /

Block paved pathway from property, outside light, water tap, raised brock edge planting area, metal fenced boundary, outside power point, access to front.

Front Garden /

Wooden picket boundary fence, outside light, off street parking.

PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

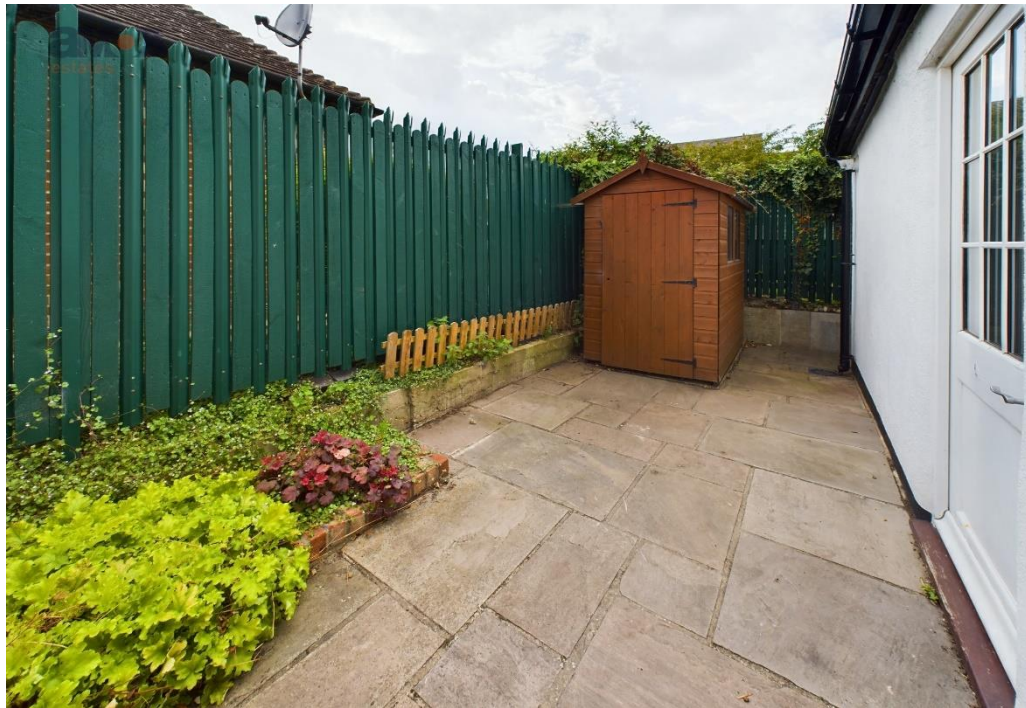
Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.







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