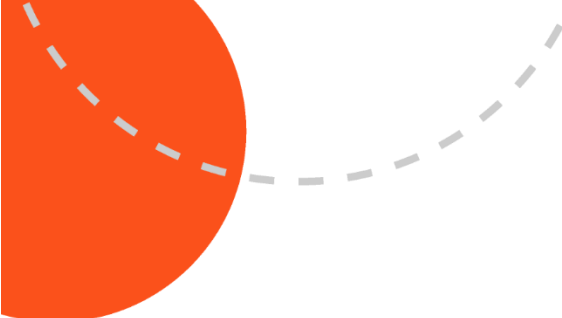




11 Beehive Lane, Hockley, Essex, SS5 4FG
5 Bedroom Detached House / Price: £725,000 / t. 01702 207720



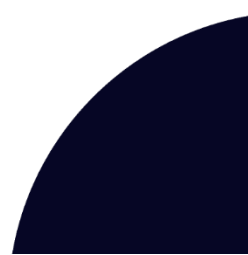




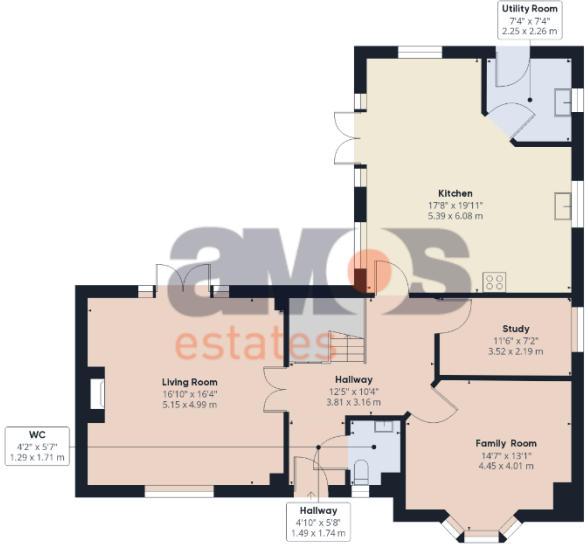
Located on the prestigious Clements Gate Development, this Executive five double bedroom home offers spacious accommodation for all the family. With many outstanding features including a great sized welcoming entrance hall, a large, open plan kitchen/dining room with useful utility room, three receptions and a cloakroom to the ground floor, plus a galleried landing and **five bedrooms** - two with en-suites, plus a family bathroom to the first floor. Outside, you will be amazed by the great sized rear garden, double width garage which provides ample storage and an electrical vehicle charging point, and the unbelievable views of the open green space to the front. Undeniably one of the best positioned houses on this development.

Situated just a short walk from Clements Hall Leisure Centre, Clement's Gate children's park, and highly sought after schools including Westerings Primary and Greensward Academy, it also has the added benefit of being within easy reach of Hockley Mainline Train Station with direct access to London Liverpool Street. It really does have something for all the family! Viewing highly recommended.

Find us on



A space to call home.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area¹⁾
 2596.85 ft²
 241.25 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Highlights

- / Executive Five Bedroom Detached Family Home
- / Prestigious Clements Gate Development
- / En-Suites to Two Bedrooms Plus A Family Bathroom
- / Open Plan Kitchen/Dining Room
- / Utility Room
- / Study/Home Office
- / Galleried Landing
- / Detached Double Garage with EV Charging Point
- / Close to Highly Sought After Schools
- / Short Walk to Clements Hall Leisure Centre and Easy Access to Hockley Mainline Train Station
- / Large Plot
- / Perfect Location for Families

Composite entrance door leading to:

Entrance Hall /

Smooth plaster ceiling, radiator, power points, alarm panel, luxury wood effect flooring, staircase to first floor accommodation, white wood doors off.

Lounge /

16'10 X 16'4

Double glazed double opening doors leading to rear garden, double glazed windows to front aspect, feature fireplace with log burner and wooden mantle, luxury wood effect flooring, radiator, TV point, power points, smooth plaster ceiling.

Family Room /

14'7 X 13'1

Double glazed bay window to front aspect, luxury wood effect flooring, radiator, TV point, power points, smooth plastered ceiling.

Study /

11'6 X 7'2

Double glazed window to side aspect, luxury wood effect flooring, radiator, TV point, power point, smooth plastered ceiling.

Kitchen / Dining Room /

19'11 X 17'8

Extensively fitted in a range of stylish white high gloss units at both eye and base level with square edge Quartz work surface, integrated one and a half electric oven, six ring gas hob with wall mounted extractor hood over, inset single drainer sink with mixer tap, integrated dishwasher, integrated fridge/freezer, space for dining table, luxury wood effect flooring, smooth plaster ceiling with inset spotlights, power points, two radiators, TV point, double glazed double opening doors leading to rear garden, additional double glazed windows to side and rear aspect, door to:





Utility Room /

7'4 X 7'4

White high gloss base units with roll edge work surface over, inset single drainer sink with mixer tap, space and plumbing for washing machine, cupboard housing wall mounted boiler, radiator, power points, luxury wood effect flooring, smooth plaster ceiling, obscured glass double glazed door to rear garden.

Ground Floor Cloakroom /

5'7 X 4'2

Two piece white suite comprising of low level wc with push button flush, pedestal wash hand basin with mixer tap and tiled splashback, radiator, vinyl floor, smooth plaster ceiling, double glazed window to front aspect.

First Floor /

Galleried Landing /

Fitted carpet, storage cupboard, radiator, power points, loft access, smooth plaster ceiling, white wood doors off:

Bedroom One /

13'4 X 11'0 Reducing to 5'1 X 5'1

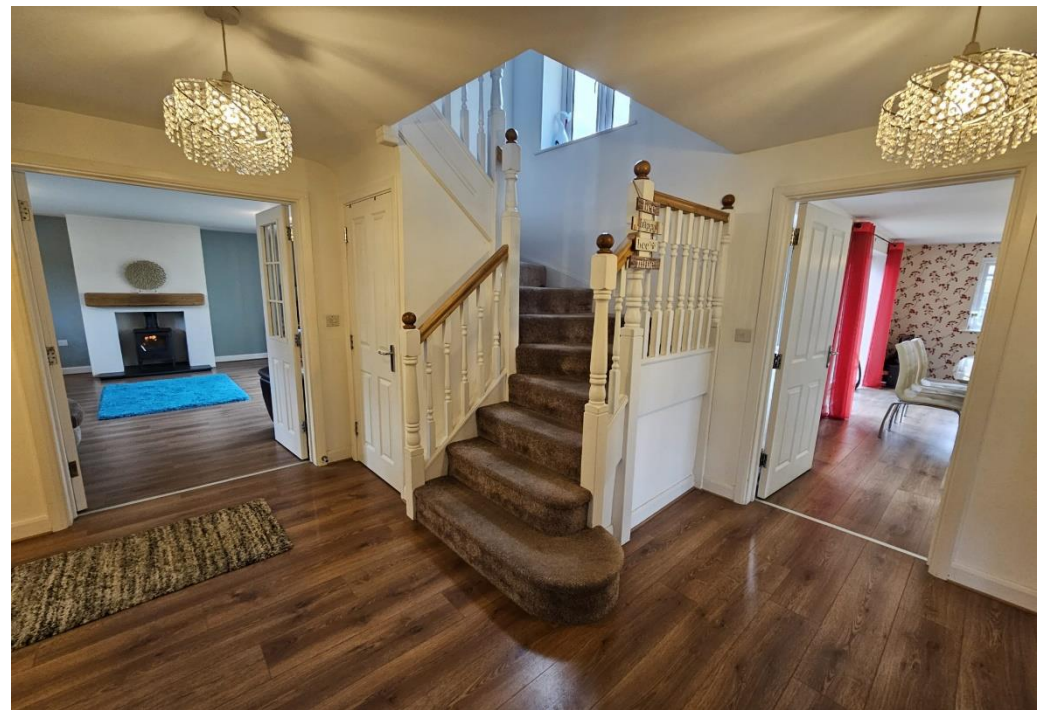
Double glazed dual aspect windows to front and rear, range of fitted wardrobes with mirrored panel, wood effect flooring, two radiators, power points, smooth plaster ceiling.

En-Suite /

8'1 X 4'11

White suite comprising of walk in shower unit with sliding safety door and wall mounted shower unit, low level wc with push button flush, pedestal wash hand basin with mixer tap, radiator, partly tiled walls, wood effect floor, smooth plastered ceiling, double glazed window to rear aspect.







Bedroom Two /

16'2 X 12'9

Double glazed window to front and side aspect, range of fitted wardrobes, wood effect floor, radiator, tv point, power points, smooth plastered ceiling, door to:

En Suite /

7'2 X 6'4

White suite comprising of walk in shower unit with sliding safety door and wall mounted shower unit, low level wc with push button flush, pedestal wash hand basin with mixer tap, chrome heated towel rail, partly tiled walls, luxury vinyl floor, smooth plastered ceiling, extractor fan.

Bedroom Three /

16'10 X 8'5

Double glazed window to side aspect, fitted carpet, tv point, power points, radiator, smooth plastered ceiling.

Bedroom Four /

12'11 X 9'0

Double glazed window to rear aspect, fitted carpet, tv point, power point, radiator, smooth plastered ceiling.

Bedroom Five /

11'1 X 8'4

Double glazed window to side aspect, wood effect flooring, tv point, power point, radiator, smooth plastered ceiling.

Family Bathroom /

8'3 X 7'2

Four piece white suite comprising of walk in shower unit with safety door and wall mounted shower unit, panelled bath with centre tap, low level wc with push button flush, pedestal wash hand basin with mixer tap, vinyl flooring, radiator, smooth plastered ceiling, double glazed window to front aspect.



Rear Garden /

Mainly laid to lawn with pathway leading to rear access gate, garage and parking, outside lighting, fencing to borders.

Front Garden /

Lawn area with mature shrub and hedge borders, pathway giving access to the front of the property, block paved driveway providing parking for multiple vehicles and access to:

Detached Double Garage /

Pitched roof, two up'n'over doors, power and lighting, electric vehicle charging point, parking for multiple vehicles.

Agents Notes:

The property features two solar panels at the rear of the property which supplement the hot water system.

EPC Grade /

Current: B86

Potential: A92

Council Tax /

Grade: G

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.







