

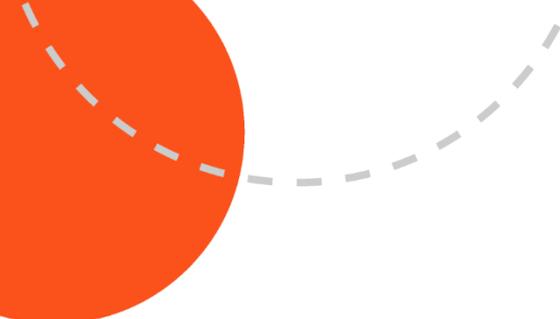


95 Pond Chase, Hockley, Essex, SS5 4FS

Two Bedroom Semi-Detached House / Guide Price: £350,000 to £375,000 / Tel: 01702 207720

amos

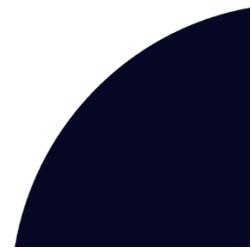




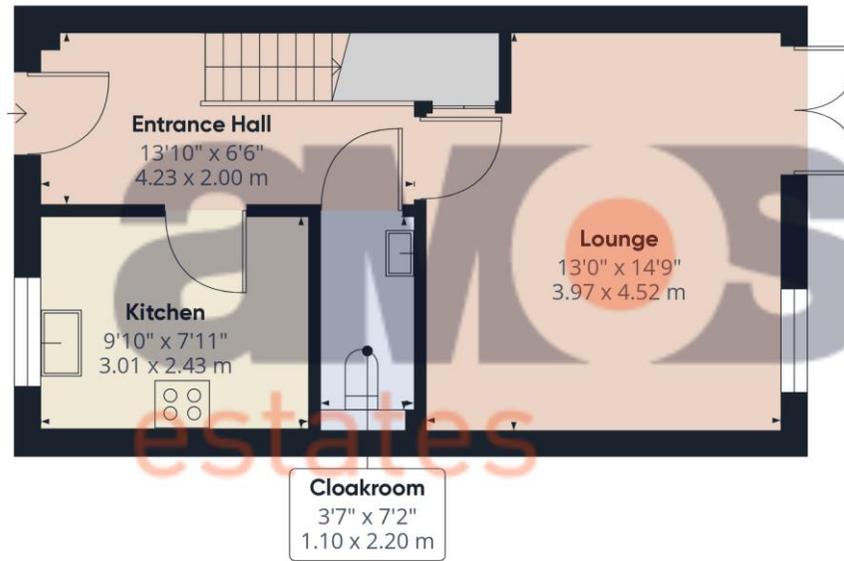
Take a look at this fabulous **two bedroom** house which delivers stylishly decorated living space to include a welcoming entrance hall with staircase, a bright lounge overlooking the garden, well fitted kitchen on the ground floor and then upstairs an ensuite shower room to the first bedroom, a second good size bedroom and a modern bathroom suite. Outside you will find a well-presented garden and driveway with car-port providing off street parking for vehicles. We have produced a **360' virtual tour** to give you a quick preview of how lovely this property is inside. We anticipate significant interest so make sure you don't miss out.

The property is located within a prestigious development close to the beautiful Hockley Woods at a short distance from the Village shops, eateries and the train station with fast, direct access to London.

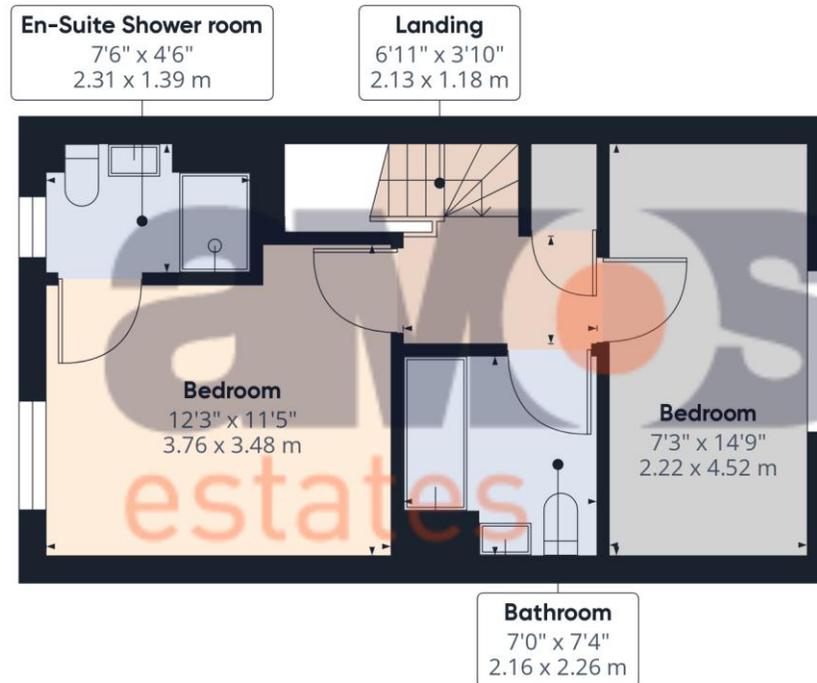
Find us on



**A space to
call home.**



Floor 0





Highlights

- / Semi-Detached House
- / Two Bedrooms
- / Stylishly Fitted Kitchen
- / Lounge Overlooking the Garden
- / En-Suite & Bathroom
- / Own Driveway for Three Car Parking
- / Attractive Gardens
- / Short Walk to Hockley Woods, Schools, and Village Shops.
- / EPC Rating B



amos
estates



Composite entrance door leading to:

Entrance Hall /

13'10 x 6'6

Stairs leading to first floor living space, wood floor covering, plastered ceiling, power points, white wood doors leading off:

Ground Floor Cloakroom /

7'2 x 3'7

White suite comprising of pedestal wash hand basin and toilet, radiator, tiled splashback, extractor fan, floor covering, radiator, plastered ceiling with extractor fan.

Kitchen /

9'10 x 7'11

Fitted at both eye and base level in range of modern cream units with wood effect working surface over, appliance space for washing machine and dishwasher, inset sink unit with mixer tap, integrated oven with four ring gas hob and wall mounted extractor fan, tiled work areas, floor covering, plastered ceiling, power points, double glazed window to front aspect, power points.

Lounge /

14'9 x 13'0

Double glazed doors to rear garden and double-glazed window, wood floor covering, plastered ceiling, power points, radiator.

Landing /

6'11 x 3'10

White wood balustrade, power point, fitted carpet, plastered ceiling, loft access, white wood doors leading off.



Bedroom One /

12'3 x 11'5

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

En-Suite Shower Room /

7'6 x 4'6

White suite comprising of toilet, pedestal wash hand basin and tiled shower cubicle, radiator, double glazed window, floor covering, plastered ceiling.

Bedroom Two /

14'9 x 7'3

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

Bathroom /

7'4 x 7'0

White suite comprising of toilet, pedestal wash hand basin and bath with mixer tap, tiled wall areas, chrome towel radiator, floor covering, plastered ceiling, shaver point,

Rear Garden /

Patio area to the immediate rear of the property, shingle fill pathway to garden shed, secure fenced boundaries with wooden gate to side, lawn area.

Front Garden /

Natural hedge boundaries, pathway, canopied storm porch, outside light, outside meter box, own driveway leading to canopied parking area for three vehicles.





PLEASE NOTE:-

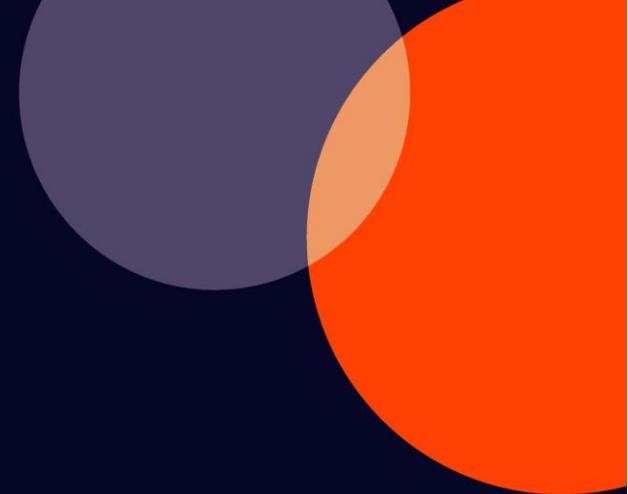
We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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.





at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

amosstates.com

