



Harrogate Road, Hockley, Essex, SS5 5HT

Four Bedroom Semi-Detached House / Guide Price: £475,000 to £500,000 / Tel: 01702 207720





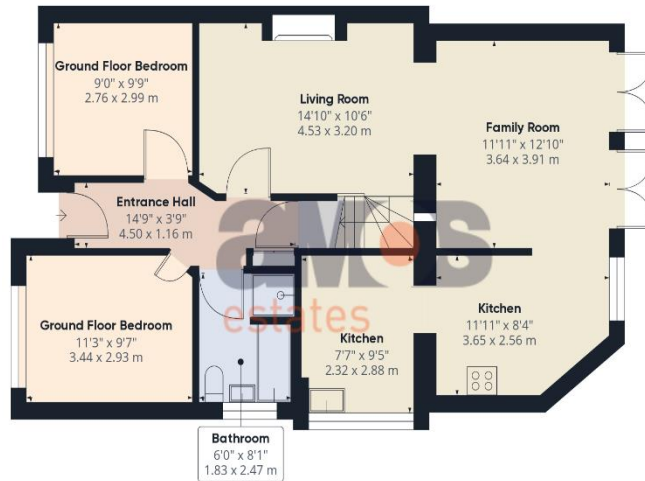
Wow, this property is going to attract so much interest, be quick or you will miss out! We are delighted to market for sale this **four bedroom** semi-detached house which is currently undergoing the finishing works of a major refurbishment and build. The property now delivers bright, well-lit rooms to satisfy the most demanding family requirements. On the ground floor you will find two double bedrooms, a bathroom, open plan lounge leading into a family room overlooking the garden and a huge, newly installed kitchen. Upstairs you get two more bedrooms, another bathroom and a useful walk-in storeroom. Outside the front garden is being landscaped with block paving and railway sleeper borders and the rear garden has artificial lawn and access to a workshop and large home office/games room with separate snug.

Location wise the house is a short walk to Hockley train station and the Village shops, local woodland and Plumberow Mount and popular local schools. We have created a **360' virtual tour** but would suggest an immediate appointment to see inside.

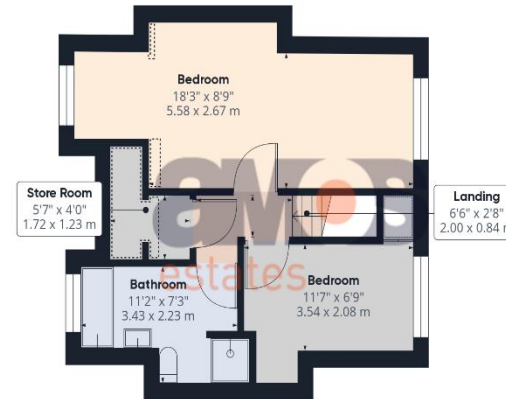
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Floor 0 Building 1



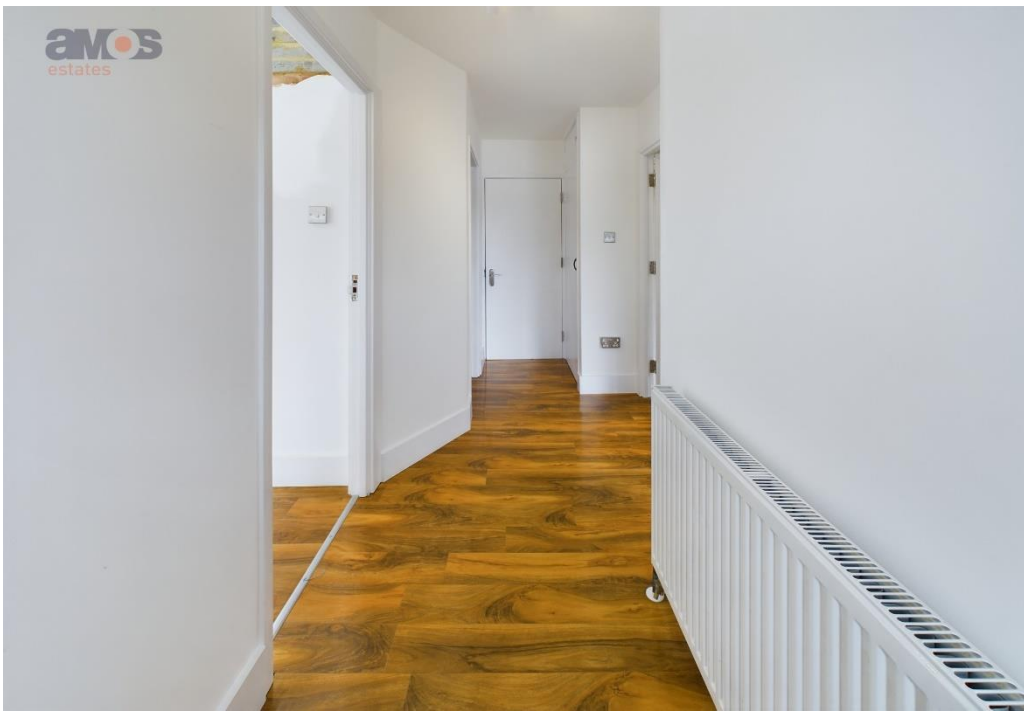
Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



## Highlights

- / Large Four Bedroom Family Home
- / Bedrooms Set Over Two Floors
- / Open Plan Lounge & Family Room
- / Newly Installed Kitchen
- / Two Bathrooms
- / Detached Games Room/Home Office
- / Landscaped Gardens
- / No Onward Chain
- / Plenty of Parking on New Block Paving
- / EPC Rating:



Entrance door leading to:

### **Entrance Hall /**

**14'9 x 3'9**

High gloss wood style floor covering, radiator, plastered ceiling, power points, white wood doors leading to rooms.

### **Ground Floor Bedroom Three /**

**11'3 x 9'7**

Double glazed window to front aspect, high gloss wood style floor covering, radiator, plastered ceiling, power points.

### **Ground Floor Bedroom Four /**

**9'9 x 9'0**

Double glazed window to front aspect, radiator, plastered ceiling, power points, high gloss wood style floor covering.

### **Ground Floor Bathroom /**

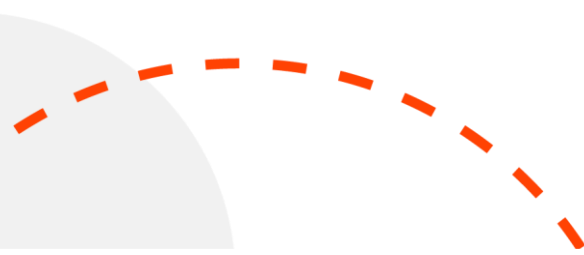
**8'1 x 6'0**

White suite comprising of toilet, vanity unit with sink top, compact bath with mixer taps and walk in shower cubicle with fitted unit. chrome towel radiator, tiled walls, and floor, plastered ceiling, double glazed window to side aspect, extractor fan.

### **Lounge /**

**14'10 x 10'6**

High gloss wood style work surface, radiator, plastered ceiling, staircase to first floor living space with white wood balustrade, telephone point, power points, open plan access to:





## Family Room /

12'10 x 11'11

Two sets of double glazed doors leading onto and overlooking the garden, double glazed window, power points, plastered ceiling, radiator, access to:

## Kitchen /

11'11 x 8'4 + 9'5 x 7'7

Newly fitted in modern range of white units with wood worksurface, appliance space for freestanding fridge/freezer, glass hob, wall mounted extractor fan, integrated oven and grill, stainless steel sink unit with mixer tap, appliance space for washing machine, wall mounted boiler, appliance space for dishwasher, spice rack, wine chiller, tiled walls to work areas, high gloss wood style floor covering, plastered ceiling, power points.

## Landing /

6'6 x 2'8

Staircase from ground floor with wall mounted handrail, power points, access to walk in storage room, white wood doors off.

## Bedroom One /

18'3 x 8'9

Double glazed windows to front and rear aspect, fitted carpet, plastered ceiling, two radiators, power points.

## Bedroom Two /

11'7 x 6'9

Double glazed window to front aspect, power points, overstairs storage cupboard, radiator, plastered ceiling.







### **Bathroom /**

11'2 x 7'3

White suite comprising of toilet, walk in shower cubicle and folding door, vanity unit with sink top and panelled bath with mixer tap and handheld shower attachment, tiled splashback, floor tiles, chrome towel radiator, double glazed window, plastered ceiling.

### **Rear Garden /**

Sun patio to the immediate rear of the property with access onto artificial lawn, raised planter borders, secure fenced boundary, wooden gate to side, access to:

### **Detached Home Office/ Games Room /**

17'7 x 11'9

Two sets of double-glazed doors overlooking the garden, floor covering, fitted kitchen unit with work surface over, power points, appliance space for freestanding refrigerator. Separate double-glazed door leading to Snug which 7'9 x 5'6: with wall mounted shelves creating a library space, floor covering, power points, raised seating nook.

### **Detached Workshop /**

Door to side, power points, fitted kitchen unit with storage space and wood work surface over.

### **Front Garden /**

Block paved driveway being installed which will provide plenty of parking spaces, raised railway sleeper planting areas.







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

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