




1 Barnwell Drive, Hockley, Essex, SS5 4UZ

Four Bedroom Detached Home / Price: £535,000 / Tel: 01702 207720

**amos**







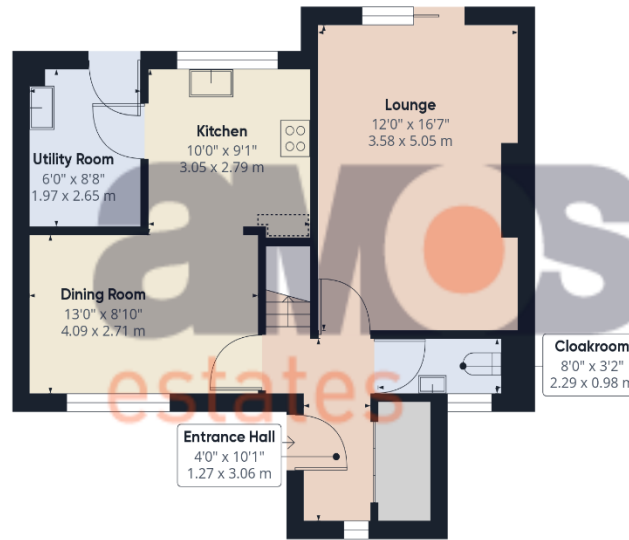
We are delighted to announce the sale of this attractive **four bedroom** detached house which delivers very well decorated, family size living space. The property features a welcoming entrance hall, ground floor cloakroom with a modern suite, lounge with doors overlooking the garden, a formal dining room with space for table and access into a stylishly fitted kitchen with additional utility room in matching units. Upstairs the house has four bedrooms and a family bathroom with both a bath and shower cubicle. The rear garden is interesting, the additional width of the plot allows for a sunken patio and storage area, to the front you find a driveway and access to the garage.

Location wise, the property is close to Hockley woods, the Village shops and eateries, two primary schools and Greensward and the train station with fast, direct access to London. We have produced a **360' virtual tour for the property** to provide you with a chance to see inside before making an early appointment to view in person.

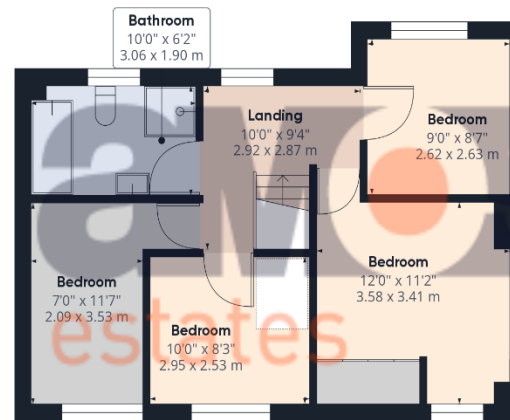
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Floor 0



Floor 1





## Highlights

- / Detached Family Home **1063.37 sq. ft.**
- / Open Plan Kitchen & Dining Room
- / Bright Lounge Overlooking the Garden
- / Ground Floor Cloakroom & Utility Room
- / Four Bedrooms
- / Stylish Family Bathroom
- / Wide Plot
- / Garage & Parking
- / Rear Garden with Sunken Patio
- / Close to Train Station & Village Shops
- / Short Walk to Hockley Woods
- / EPC: Pending





Double glazed entrance door leading to:

### Entrance Hall /

10'1 x 4'0

Double glazed window to front aspect, radiator, double doors leading to storage cupboard, wood floor covering, staircase to first floor with fitted carpet, coved ceiling, power points, modern wood doors leading to rooms.

### Ground Floor Cloakroom /

8'0 x 3'2

White suite comprising of toilet and vanity unit with sink top and mixer tap, chrome towel radiator, tiled floor and wall areas, coved ceiling.

### Lounge /

16'7 x 12'0

Double glazed door overlooking and leading onto the rear garden, radiator, wood floor covering, coved ceiling, wall mounted heating control, fitted electric fire, two wall light points, power points.

### Dining Room /

13'0 x 8'10

Double glazed window to front aspect, radiator, wood floor covering, coved ceiling, power points, open plan access leading to:

### Kitchen /

10'0 x 9'1

Fitted at both eye and base level in modern range of white units with working surface over, inset sink unit with drainer and mixer tap, integrated dishwasher, fitted oven and grill, five ring gas hob with stainless steel back plate and wall mounted extractor fan, radiator, ceiling with spotlighting, double glazed window to rear aspect, power points, floor tiles.



## Utility Room /

8'8 x 6'0

Space for oversize refrigerator, matching units to the kitchen with working surface and appliance space beneath for washing machine and dryer, inset sink unit with mixer tap, radiator, cupboard housing boiler, double glazed door to garden, power points, tiled floor.

## Galleried Landing /

10'0 x 9'4

White wood balustrade, fitted carpet, coved ceiling with loft access, radiator, double glazed window, white wood doors leading to rooms.

## Bedroom One /

12'0 x 11'2

Double glazed windows, radiator, coved ceiling, wood floor covering, power points, fitted mirror fronted wardrobe unit.

## Bedroom Two /

10'0 x 8'3

Double glazed window, coved ceiling, radiator, wood floor covering, power points.

## Bedroom Three /

11'7 x 7'0

Double glazed window, coved ceiling, radiator, wood floor covering, power points.

## Bedroom Four /

9'0 x 8'7

Double glazed window, coved ceiling, radiator, wood floor covering, power points.

## Bathroom /

10'0 x 6'2

White suite comprising of bath with central taps and hand held shower attachment, corner shower cubicle with safety glazed sides and rain cloud shower, vanity unit with sink top and mixer tap and a toilet. chrome towel radiator, tiled floor and wall areas, double glazed window, ceiling with spotlights.





## Front Garden /

Brick boundary wall and steps leading up to the house, mature shrub and flower planting, garden light, wood gate leading to garden, pathway leading to the front door.

## Driveway & Garage /

Own drive with adjacent bark filled planting area, access to the garage with pitched roof, up and over door, power and light fitted.

## Rear Garden /

Brick and wood fenced boundaries, lawn area, attractive slate pathway, raised flower and shrub planting areas, outside lights, side storage area adjacent to the garage, sunken sun patio with flagstone surface and raised railway sleeper planting areas.

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.









