



29 Bosworth Close, Hockley, Essex, SS5 4EZ

Three Bedroom Semi-Detached House / Price: £370,000 / Tel: 01702 207720





This very well located **three-bedroom** family house will surely appeal to buyers who want to create a really nice property by redecorating and taking advantage of the spacious rooms on offer and the good size rear garden. The property features a lounge with tiled fire surround which has open plan access to a dining room, a useful ground floor cloakroom, large kitchen and lean to/utility room makes up the ground floor. Upstairs you find three good size bedrooms and a family bathroom. The rear garden has a lawn and mature planting, and the front garden has great kerb appeal and a driveway to the carport.

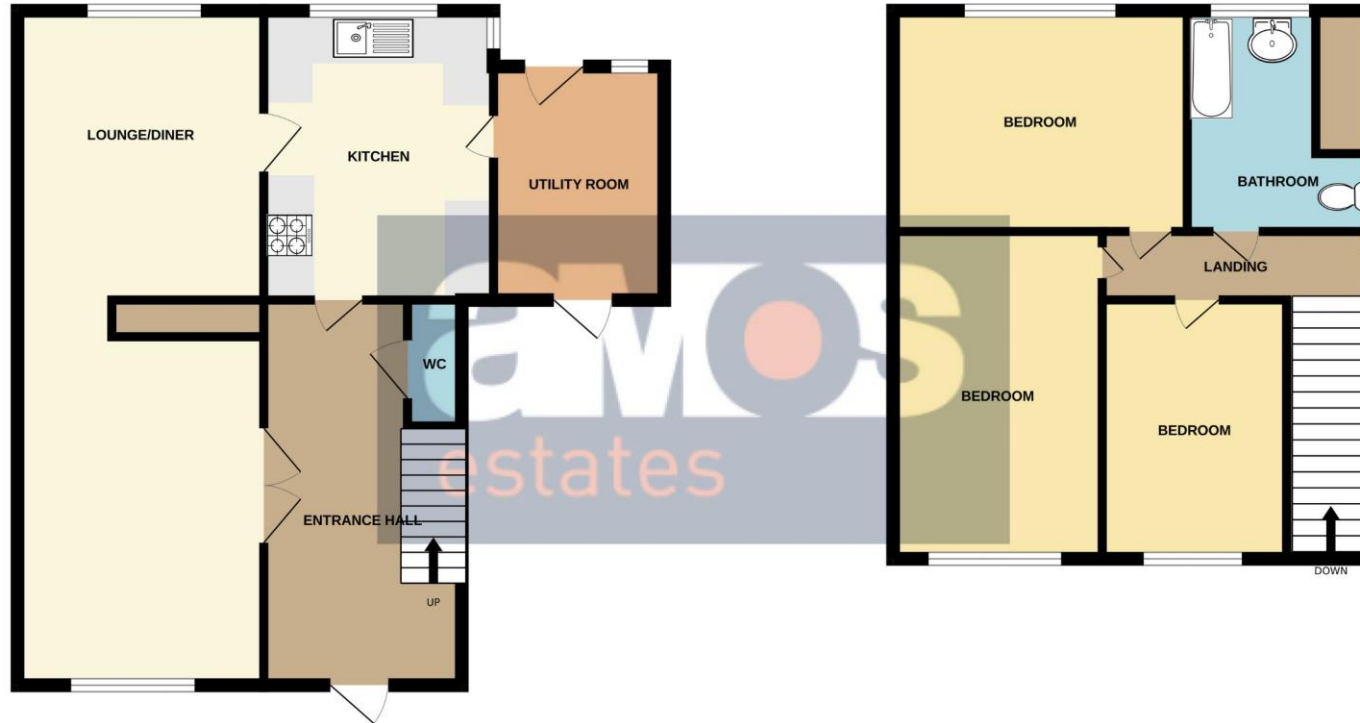
Location wise, the property is well located for the Hawkwell shopping parade and indeed the Hockley shops and train station, Clements Hall Sports centre and Hockley Woods provide plenty of leisure space and popular schools including The Westerings are close to hand. The house is offered for sale with no chain.

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GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



**A space to
call home.**

TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Highlights

- / Semi-Detached Family House
- / Spacious Lounge into Dining Room
- / Kitchen with Lean-to/Utility
- / Three First Floor Bedrooms
- / Family Bathroom
- / Huge Potential to Improve & Extend
- / Lawned Rear Garden & Carport
- / Great Location Near to Shops & School
- / EPC

Double glazed entrance door leading to:

Entrance Hall /

15'6 x 7'8

Staircase to first floor living space with wooden balustrade, timber clad wall panels, fitted carpet, under stairs storage cupboard, radiator, plate rail, white wood doors leading to rooms.

Ground Floor Cloakroom /

5'3 x 2'7

White suite comprising of toilet with wood seat and lid plus corner wash basin, tiled walls areas, double glazed window, floor covering.

Lounge /

16'7 x 11'8

Double glazed window to front aspect, coved ceiling, fitted carpet, two radiators, wall light points, wood panel wall covering, power points.

Dining Room /

11'2 x 9'4

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



Kitchen /

12'6 x 9'10

Fitted at both eye and base level in range of wood units with square edge working surface, inset sink unit with mixer tap, appliance space for fridge, four ring hob and wall mounted grill, integrated oven, double glazed windows to side and rear aspect, door to garden, coved ceiling, floor covering, power points, tiled working areas.



Lean To/Utility Space /

9'8 x 7'5

Door to garden, fitted shelving, appliance space, power points.

Landing /

10'8 x 3'0

Double glazed window to side aspect, wall mounted handrail, fitted carpet, wood doors leading to rooms.

Bedroom One /

14'1 x 8'8

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

Bedroom Two /

12'5 x 9'9

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



Bedroom Three /

11'3 x 7'4

Double glazed window, fitted carpet, power points, coved ceiling.

Bathroom /

9'6 x 6'8

Suite comprising of toilet, pedestal wash hand basin and panel bath with shower curtain, floor covering, airing cupboard, floor covering, tiled wall areas, double glazed window, radiator.

Rear Garden /

Flagstone patio area to the immediate rear of the property, lawn area, mature planting, secure boundaries, various fruit and ornamental trees.

Front Garden /

Brick boundary wall, block paved driveway, lawn area, planting, access to:

Car-Port /

Storage space.

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.





