



46 Buckingham Road, Hockley, Essex, SS5 4UE

Two Bedroom Semi-Detached House / Price: £360,000 / Tel: 01702 207720

**amos**







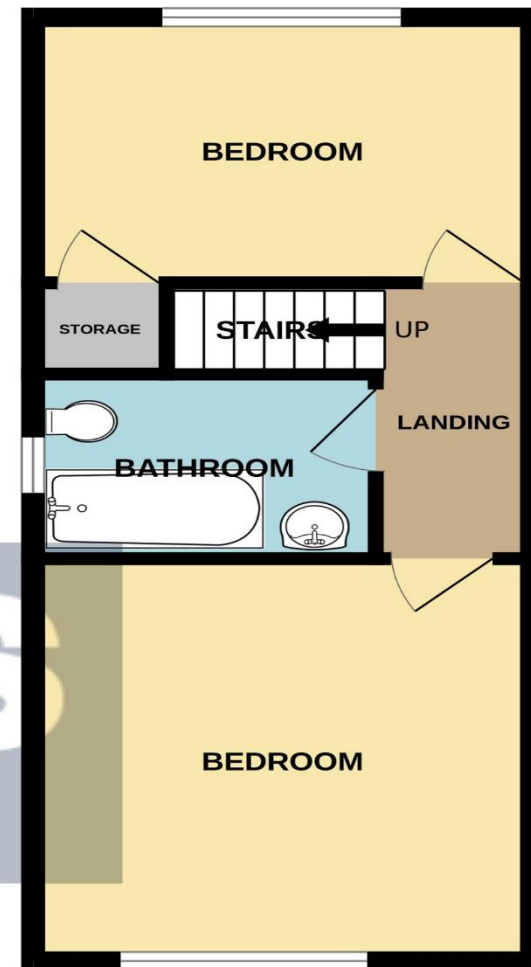
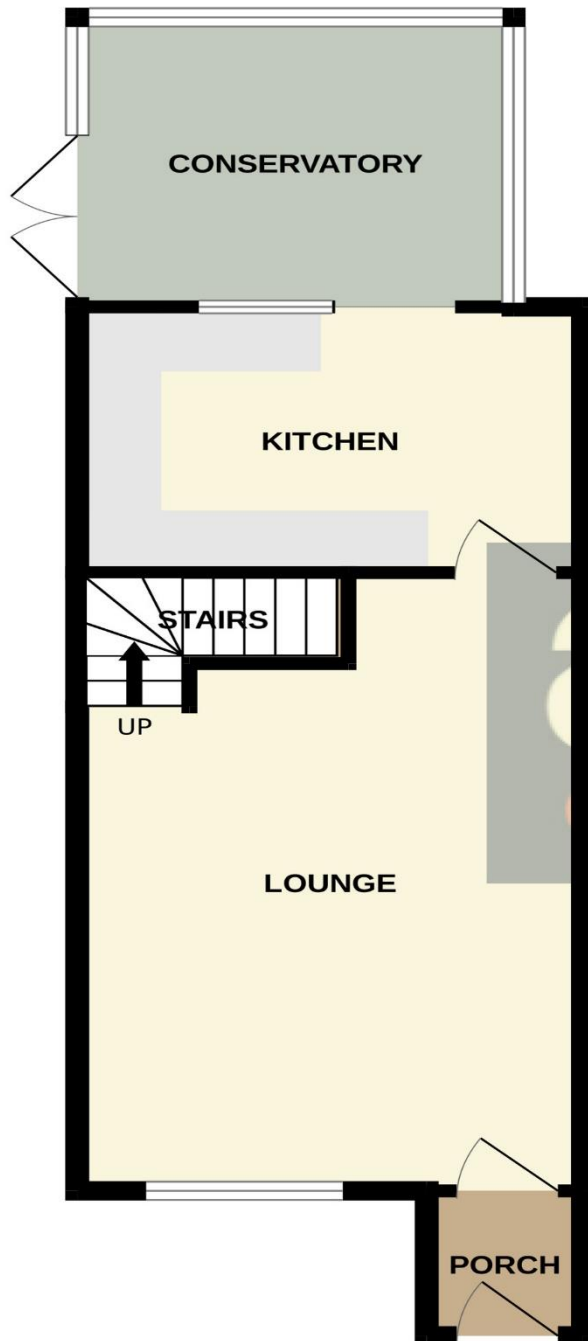
This fabulous **two-bedroom** house is sure to generate significant interest from the market and will appeal to buyers looking to literally move in and start enjoying living here. The ground floor accommodation consists of useful entrance hall which leads into a spacious lounge, the kitchen is fitted with modern units and has open plan access into a double-glazed conservatory which overlooks the South facing garden. Upstairs you will be impressed by the size of both bedrooms and the bathroom is well fitted with a bath and a rain cloud shower. The plot is wider than most other similar homes on the Betts Farm Development which provides you with plenty of parking and an additional patio garden at the side, this provides the opportunity extend the house, subject to the necessary planning consent. The refurbishment of the property has included new windows around a year ago and a combination boiler around two years ago.

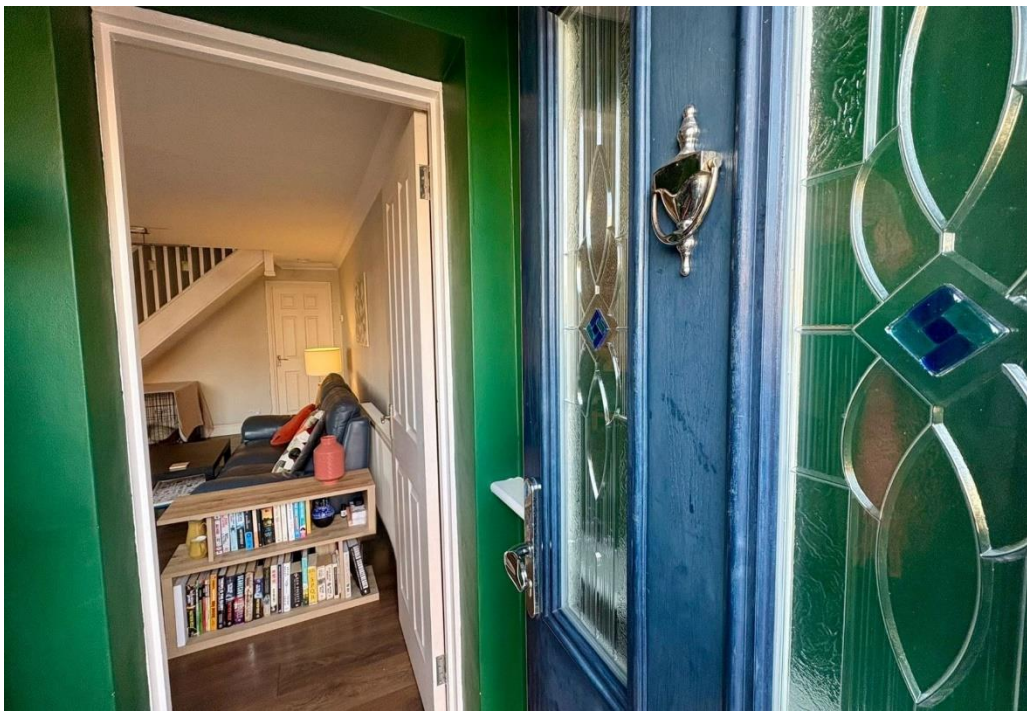
Location wise, the house is perfectly located for the beautiful woodland at Hockley woods, the train station with fast, direct access to London, Hockley Primary School and the shops and eateries of the Village. We are confident that this house will sell quickly so would advise an immediate appointment to see inside.

Find us on









## Highlights

- / Well Presented Property
- / Spacious Lounge
- / Open Plan Kitchen to Conservatory
- / Two Double Bedrooms
- / Stylish Bathroom Suite
- / Wide South Facing Plot with Driveway
- / Great Location for Families
- / Early Viewing Essential





Double glazed entrance door leading to:

### **Entrance Hall /**

**3'8 x 3'1**

Radiator, tiled floor, coved and smooth plaster ceiling, power points, white wood door leading to:

### **Lounge /**

**18'8 x 12'5**

Double glazed window to front aspect, wood floor covering, feature brick fire surround, power points, stairs to first floor living space, radiator, access to:

### **Kitchen /**

**12'4 x 8'10**

Stylishly fitted at both eye and base level in range of sage green units with square edge working surface over, appliance space for washing machine and freestanding fridge/freezer, integrated oven and grill, wall mounted extractor fan, inset five ring gas hob, stainless steel sink unit with mixer tap, integrated dishwasher, tiled wall areas, tiled floor, power points, open plan access to:

### **Double Glazed Conservatory /**

**10'7 x 8'8**

Double glazed windows to rear and side aspect overlooking the rear garden, double glazed door, tiled floor, radiator.





## **Landing /**

Staircase from ground floor, radiator, fitted carpet, coved and smooth plaster ceiling with loft access via a ladder, panelled wall covering, white wood doors leading to rooms.

## **Bathroom /**

**8'4 x 4'5**

White suite comprising of vanity unit with sink top and mixer taps, sculptured bath with shower and ceiling mounted rain cloud head plus an integrated toilet with dual flush, chrome heated towel radiator, tiled walls and floor, smooth plaster ceiling with inset spotlights, double glazed window to side aspect.

## **Bedroom One /**

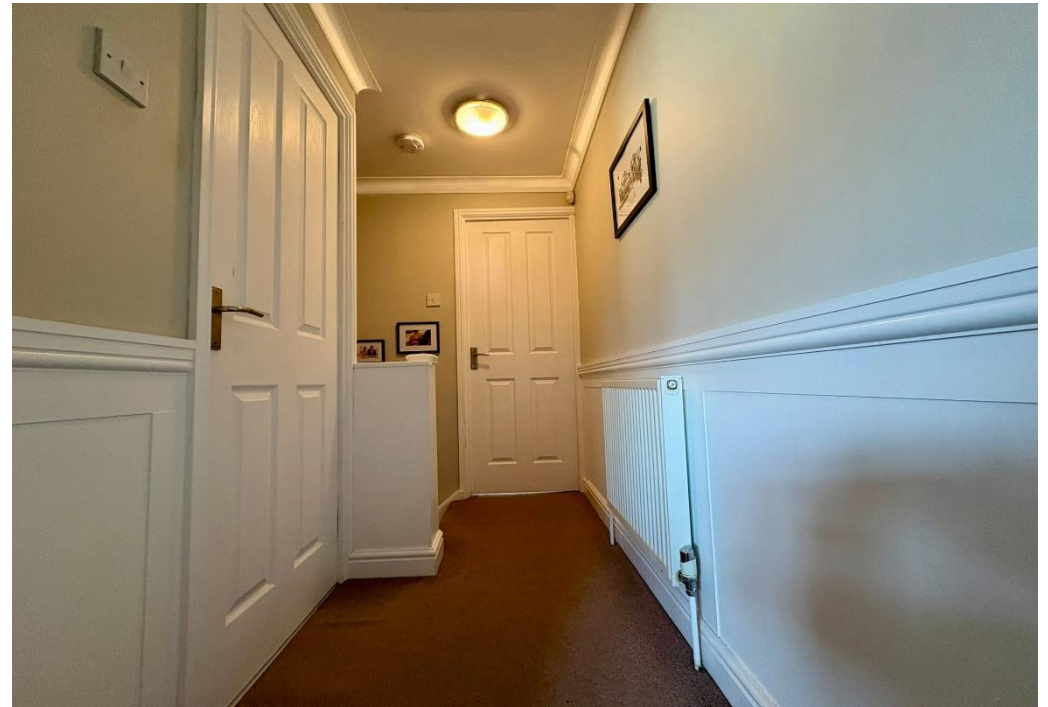
**12'5 x 10'5**

Double glazed window to front aspect, radiator, fitted carpet, coved and smooth plaster ceiling, power points.

## **Bedroom Two /**

**12'4 x 8'1**

Double glazed window to rear aspect, radiator, fitted carpet, coved and smooth plaster ceiling, storage cupboard, power points.



## South Facing Rear Garden /

Two sets of gates from the front providing vehicular and walking access from the front onto flagstone patio, steps up to additional patio area with space for garden table, wood edged raised borders, outside tap, secure fenced boundaries.

## Front Garden /

Elevated garden with attractive slate planting area, outside light, own independent driveway providing parking.

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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.

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