

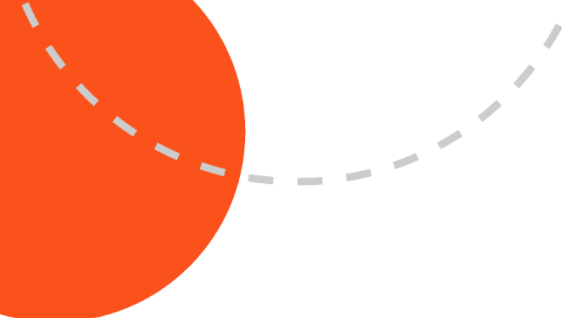


**66 Leamington Road, Hockley, Essex, SS5 5HP**

**Four Bedroom Detached House / Guide Price: £535,000 - £550,000 / Tel: 01702 207720**





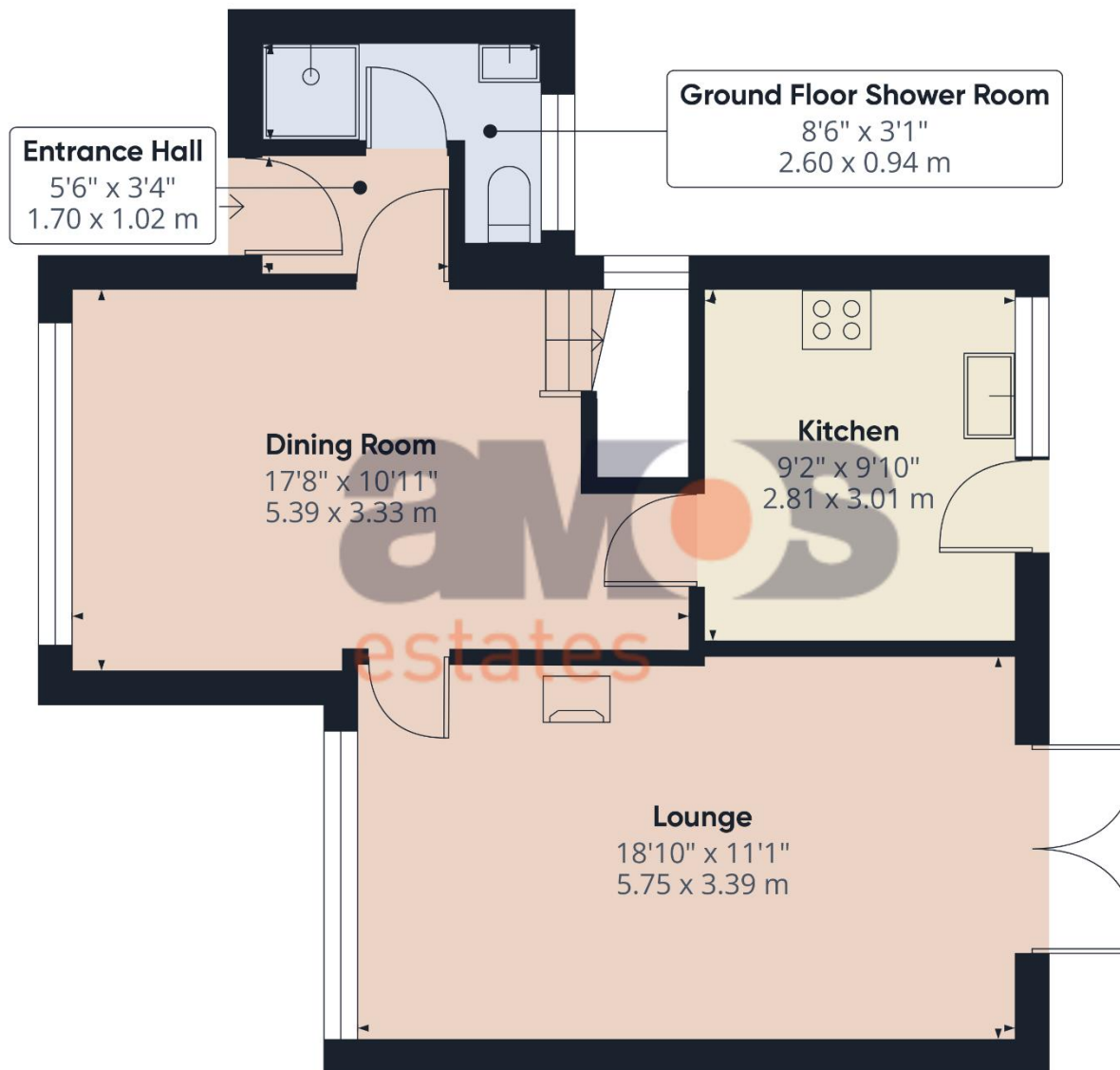


This spacious and stylish **four-bedroom** home is the perfect choice for families seeking comfort in a desirable location. Upon entering, you'll be greeted by a bright, generous reception room currently used as a dining area, alongside a comfortable lounge with access to the rear garden. The modern, well-equipped kitchen is perfect for family meals, and there's also a convenient three-piece shower room on the ground floor. Upstairs, you'll find four well-proportioned bedrooms, along with a family three-piece shower room. The rear garden is a great size, featuring a summer house and providing access to the detached garage. The front garden offers ample parking space for vehicles, ensuring convenience and ease.

Location wise you are close to Plumberow Mount, great local schools, the train station with fast access to London and local and the main Village shops. This property is sure to generate interest, and we can book you an immediate appointment to view. Take a quick look at our **360' virtual tour**, you will love this property!

Find us on

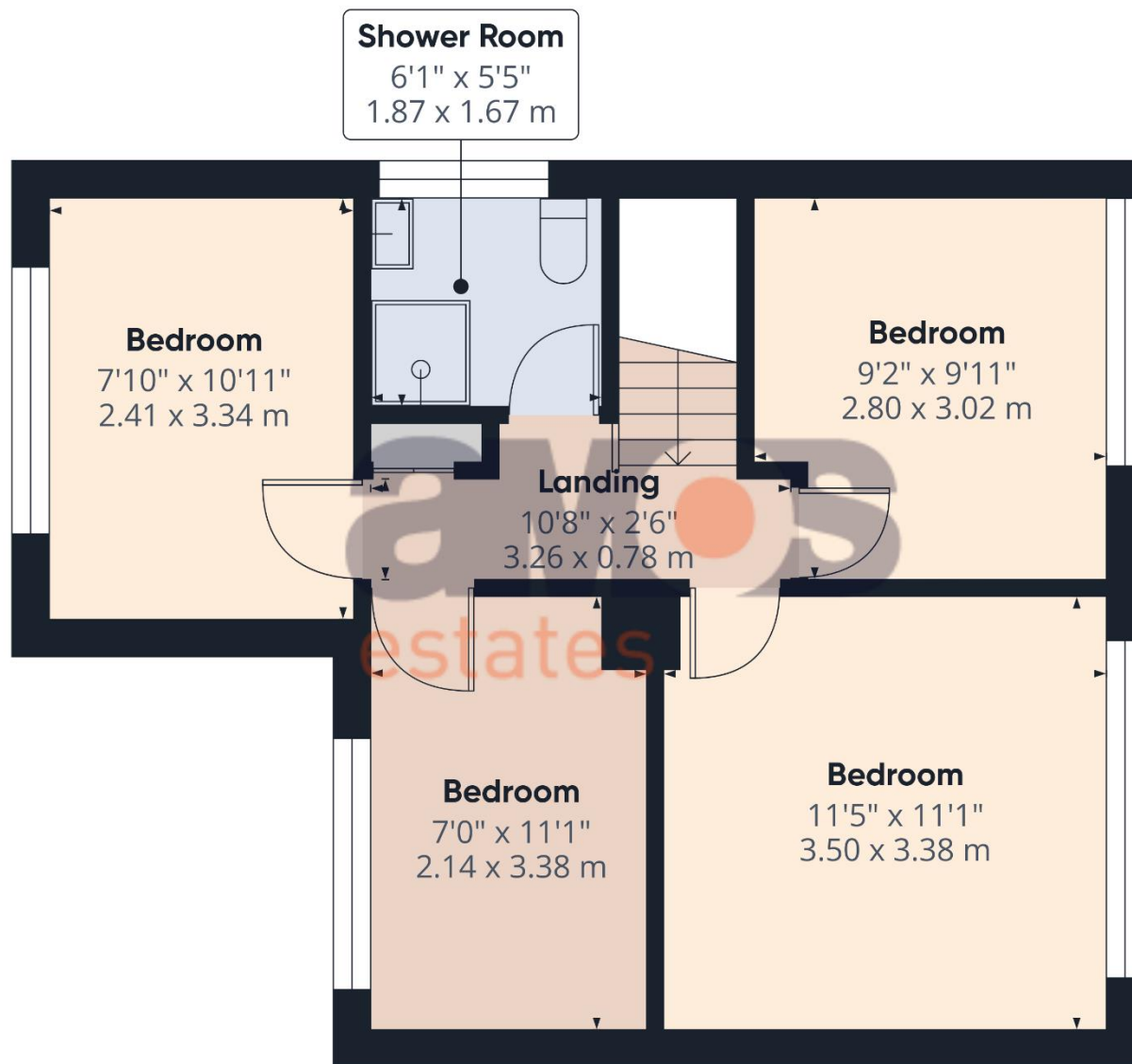




Floor 0

**A space to  
call home.**





Floor 1



## Property Information

- / Detached Family Home
- / Four Bedrooms
- / Two Reception Rooms
- / Two Bathrooms
- / Driveway and Detached Garage
- / EPC Rating: D
- / Council Tax Band: D
- / 1011.38 Sq. Ft in Size
- / 360' Virtual Tour





Entrance door leading to.

## Entrance Hall

5'6 x 3'4

Wood effect floor covering, plastered and coved ceiling, loft access, radiator, doors leading off:

## Ground Floor Shower Room /

8'6 x 3'1

Three-piece suite comprising of vanity unit with sink top and mixer tap, shower cubicle with fitted electric shower unit, low level w/c, tiled flooring and tiled walls, smooth plastered ceiling with integrated spotlights, double glazed window to rear aspect, chrome heated towel rail, extractor fan.

## Dining Room /

17'8 x 10'11

Double glazed window to front aspect, plastered and coved ceiling, wood effect floor covering, staircase to first floor living accommodation with fitted carpet, two radiators, power points, doors leading off:

## Lounge /

18'10 x 11'1

Double glazed window to front aspect, double glazed patio doors to rear garden, plastered and coved ceiling, fitted carpet, fitted log burner, two radiators, fitted wall lights power points.

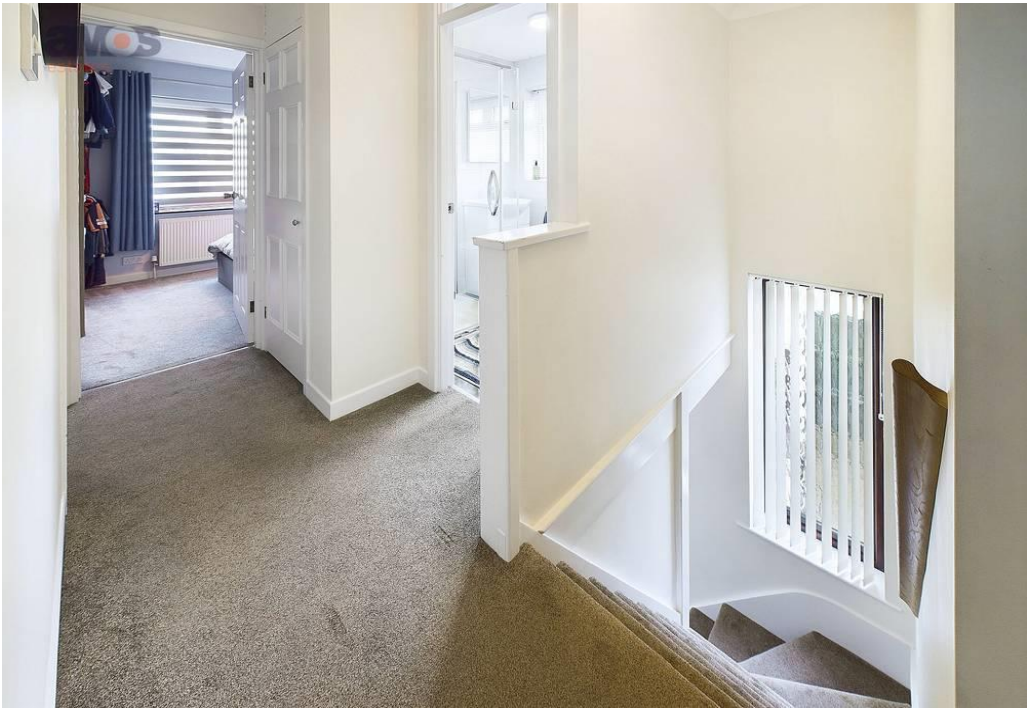
## Kitchen /

9'10 x 9'2

Fitted at both eye and base level in a range of white modern units with quartz working surface over, integrated fridge/freezer, integrated double oven and integrated electric hob with extractor fan above, space for dishwasher and washing machine, white ceramic sink with mixer tap and drainer, double glazed window to rear aspect and double glazed door leading to rear garden, wood effect floor covering, smooth plastered ceiling with integrated spotlights, part tiled walls, power points.









### **Landing /**

**10'8 x 2'6**

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, loft access, storage cupboard, doors leading off:

### **Bedroom One /**

**11'5 x 11'1**

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

### **Bedroom Two /**

**9'11 x 9'2**

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

### **Bedroom Three /**

**10'11 x 7'10**

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

### **Bedroom Four /**

**11'1 x 7'0**

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

### **Shower Room /**

**6'1 x 5'5**

Three piece suite comprising of safety glass cubicle with fitted shower unit, vanity unit with sink top and mixer tap, low level w/c, vinyl floor covering, tiled walls, double glazed window to side aspect, radiator.





## Rear Garden /

Double gates to the side of garden providing access to the detached garage, sun patio to rear of garden followed by laid to lawn area, sun decked area to immediate rear of garden, wooden shed, summer house, secure fence boundaries, water tap.

## Detached Garage /

Up and over door.

## Front Garden /

Black paved driveway providing parking for vehicles, laid to lawn area, side access.

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.





