



46 Oak Walk, Hockley, Essex SS5 5AR

Three Bedroom Detached House / Price: £490,000 / Tel: 01702 207720

**amos**







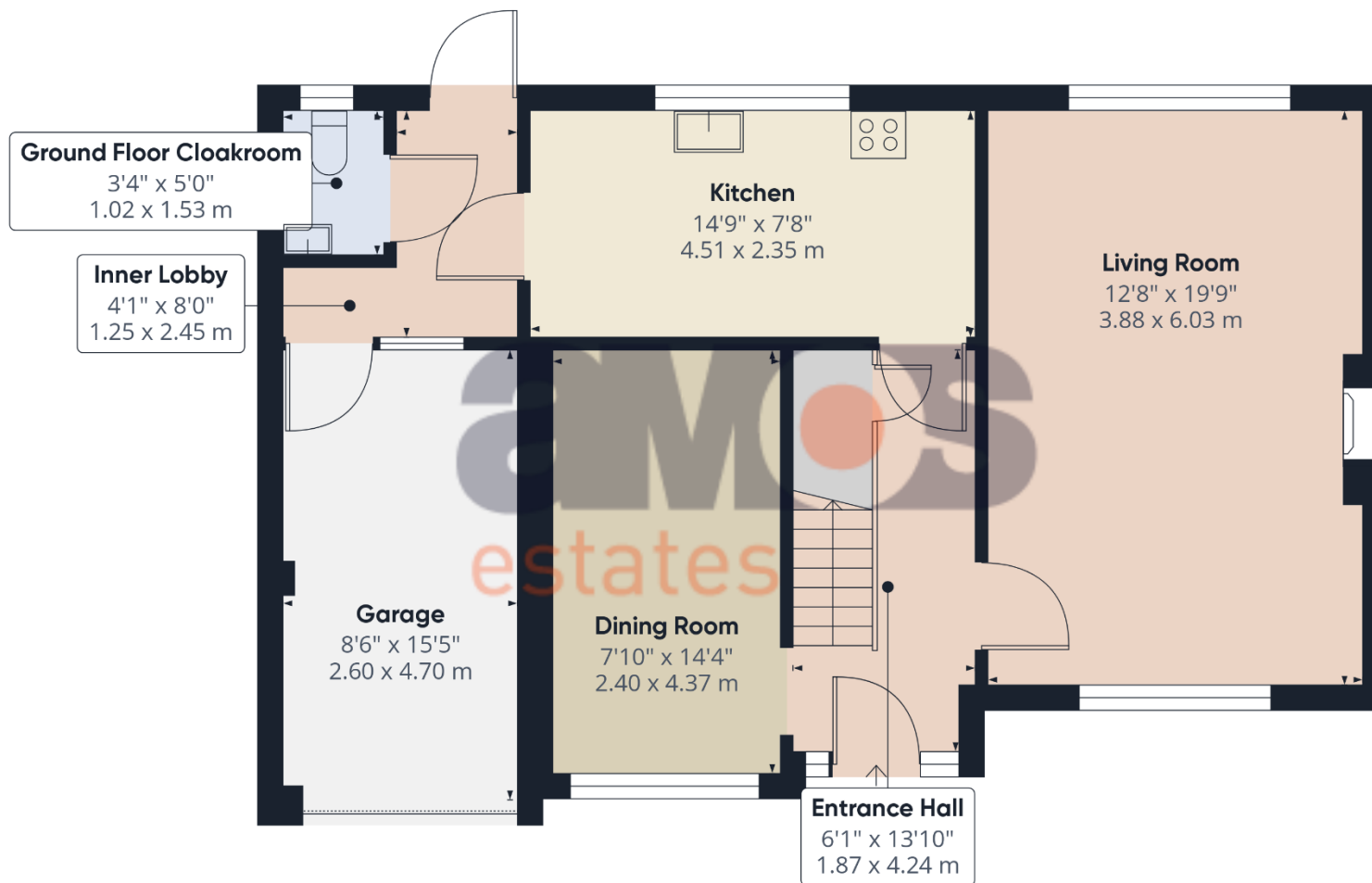
What a wonderful home for a lucky family to enjoy spending time together in. This **three-bedroom** detached house has been refurbished to a fantastic standard by the current owners and now delivers bright, fresh living space with new floor coverings and carpets plus various replastered and repainted walls and ceilings. Substantial living space is provided by way of a welcoming entrance hall, ground floor cloakroom, well fitted kitchen, very spacious lounge and a separate dining room/home office on the ground floor. Upstairs the largest bedroom has an ensuite and the other two bedrooms are of a good size as is the family bathroom. Outside you will find a neat rear garden which is around 40ft wide by 20ft in length and to the front you have a driveway and access to an integral garage which provides the possibility for additional living space if converted as does the huge loft space.

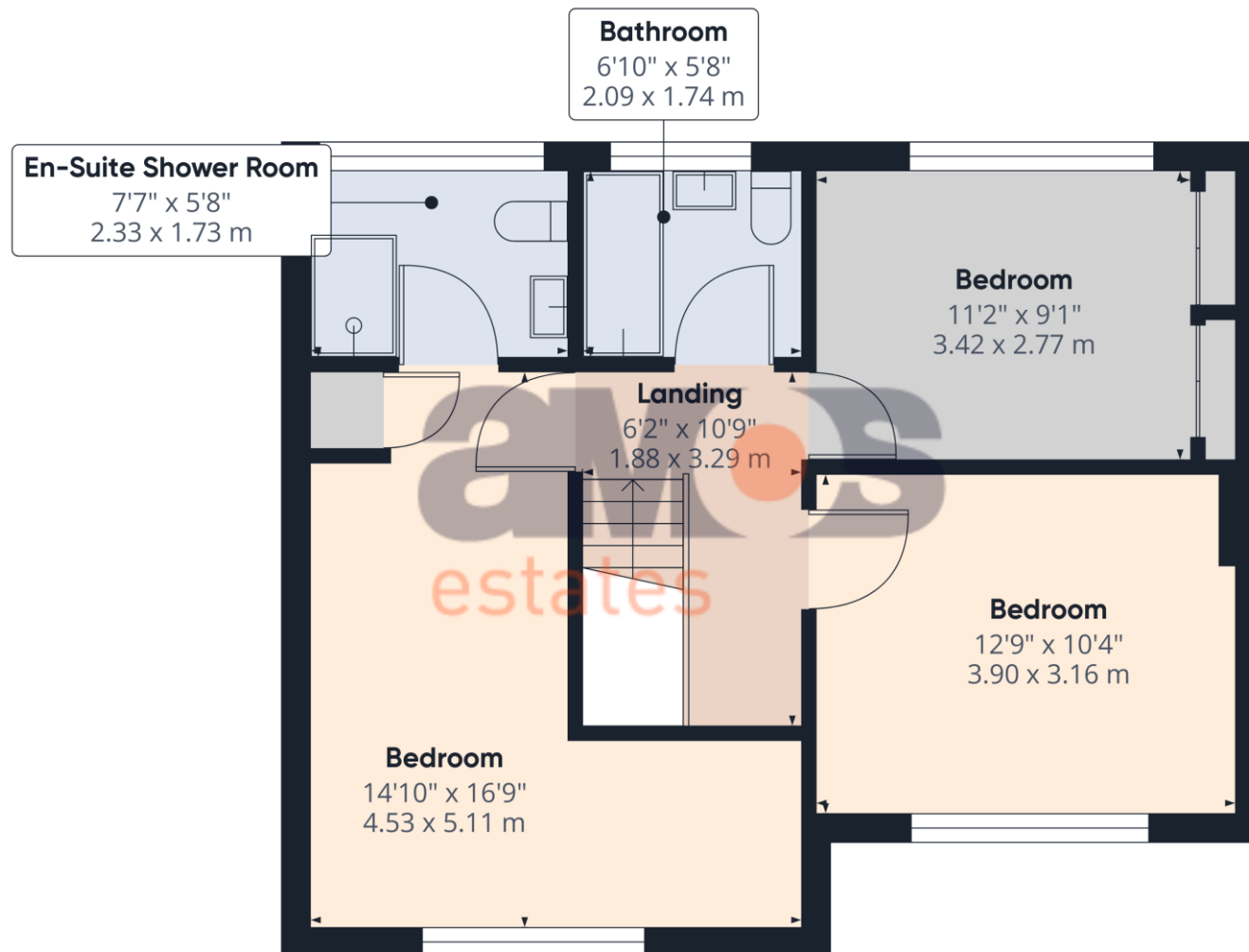
Location wise, the house is perfectly located for families being a short walk from Plumberow Mount, the train station with fast, direct access to London, local shop and post office and indeed the Village shops and eateries in Spa Road. Great local Schools including Plumberow and Greensward are also within easy walking distance. Watch our **360' virtual tour** and quickly book an appointment to see inside, we anticipate significant interest.

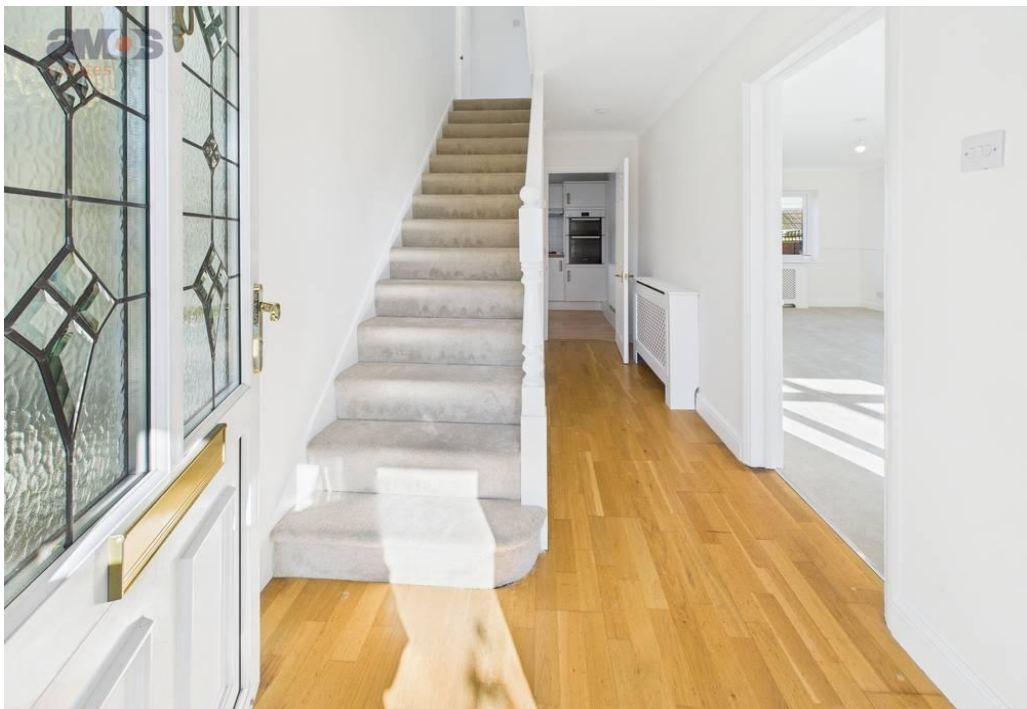
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# A space to call home







## Property Information

- / Fully Refurbished Detached Family House
- / Three Bedrooms
- / Two Reception Rooms
- / Cloakroom, En-Suite & Family Bathroom
- / Driveway to Garage
- / EPC Rating: D
- / Council Tax Band: E
- / 1339.35 Sq. Ft in Size
- / 360' Virtual Tour



Double glazed entrance door leading to:

## Entrance Hall /

13'10 x 6'1

Two double glazed strip windows to front aspect, wood floor covering, staircase to first floor with fitted carpet and white wood balustrade, radiator, power point, coved ceiling, white wood doors leading to rooms.

## Dining Room /

14'4 x 7'10

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

## Living Room /

19'9 x 12'8

Double glazed windows to front and rear aspect, fitted carpet, dado rail, feature fireplace, smooth plastered ceiling, power points, radiator, wall light points.

## Kitchen /

14'9 x 7'8

Fitted at both eye and base level in range of white units with wood working surface over, appliance space with plumbing for washing machine, 1.5 stainless steel sink unit with mixer tap and drainer, integrated oven and grill, hob with extractor fan over, wood floor covering. tiled working areas, double glazed window to rear aspect, smooth plastered ceiling, radiator, power points.

## Inner Lobby /

8'0 x 4'1

Tiled floor, radiator, feature exposed brick work, double glazed door to rear garden, door to garage, white wood door to:











## Ground Floor Cloakroom /

5'0 x 3'4

White suite comprising of vanity unit with sink top with mixer tap and toilet, tiled floor and splashback over sink, double glazed window to rear aspect, smooth plastered ceiling.

## Galleried Landing /

10'9 x 6'2

White wooden balustrade with wood handrail, fitted carpet, smooth plastered ceiling with loft access, white wooden doors leading to rooms.

## Family Bathroom /

6'10 x 5'8

White suite comprising of toilet with wood seat and lid, pedestal wash hand basin with separate taps and bath with wall mounted shower screen and fitted shower unit, tiled walls and floor, double glazed window to rear aspect, smooth plastered ceiling, chrome heated towel radiator

## Bedroom One /

16'9 x 14'10

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

## En-Suite Shower Room /

7'7 x 5'8

White suite comprising of pedestal wash hand basin with separate taps, safety glass cubicle with electric shower unit, toilet with wooden seat and lid, radiator, double glazed window to rear aspect, wood effect floor covering, smooth plastered ceiling with integrated spotlights, tiled walls, radiator, extractor fan.



## Bedroom Two /

12'9 x 10'4

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

## Bedroom Three /

11'2 x 9'1

Double glazed window to rear aspect, fitted carpet, smooth plastered ceiling, radiator, louvre door wardrobe/storage cupboards, power points.

## Rear Garden /

20'0 x 40'0

Patio area to the immediate rear of the property, lawn, mature planting, secure fenced boundaries, wooden garden sheds, outside water tap, garden lighting.

## Front Garden /

Block driveway providing parking, outside light, brick wall, mature planting, access to:

## Garage /

15'5 x 8'6

Up and over door, power and light fitted.

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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.

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.









