



Hampstead Gardens | | Hockley | SS5 5HN

Guide Price £550,000

**bear**  
*Estate Agents*



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Bear Estate Agents are pleased to bring to the market this deceptive five bedroom detached family home over three floors! Internally, this large house offers : secluded front lounge, open plan kitchen/diner, garden room/conservatory, utility room, modern main bathroom, three good size bedrooms not including two very large master suites. The top floor bedrooms include a large seating area and space for an ensuite. Externally there is a large driveway with parking for four large cars with access to a garage and private rear garden with summer house and seating areas. Guide Price £550,000 to £575,000.

- Excellent School Catchments
- Walking Distance To Hockley Village
- Walking Distance To Hockley Train Station
- Five Large Bedrooms
- Ensuite To Master
- Large Garden & Summer House
- Multiple Parking Spaces To The Front
- Open Plan Kitchen/Dining
- Garage
- Utility Room & Garden Room

### Frontage

Block paved parking area, access to integral garage, canopied porch with outside light, shingle display areas and side access via a wooden gate to the rear.

### Entrance Hall

Stairs to first floor, smooth ceilings with pendant ceiling light, radiator, power points, storage cupboard and doors to the WC, Lounge and Kitchen Diner.







### Lounge

15'7 x 12'4 (4.57m'2.13m x 3.66m'1.22m)

Double glazed window to front aspect, radiator, carpeted throughout, power points, television point and pendant ceiling light.

### WC

4'5 x 2'5 (1.22m'1.52m x 0.61m'1.52m)

Modern white suite comprising of WC and floating wash hand basin with block mixer tap and storage cupboard below, tiled floors and an obscure double glazed window to side aspect.1

### Kitchen/Diner

23'6 x 10'9 (7.01m'1.83m x 3.05m'2.74m)

Eye and base level units, inset sink unit with drainer and mixer tap, two integrated ovens, inset four ring gas hob, space for wide fridge/freezer, breakfast bar area, extractor fan, radiator, smooth ceilings with pendant ceiling light, wood flooring throughout, space for six seater dining room table and chairs, power points, double glazed window to rear aspect, double glazed door to side aspect, double glazed double opening doors to conservatory.

### Conservatory

11'10 x 8'9 (3.35m'3.05m x 2.44m'2.74m)

Double glazed windows to all aspects, power points, vaulted ceiling with pendant ceiling light, door to garden, carpeted throughout and a double glazed door into the utility room.

### Utility Room

8'10 x 6'11 (2.44m'3.05m x 1.83m'3.35m)

Double glazed window to rear aspect, maple effect works surfaces, space for white goods, plumbing for automatic washing machine and power points.

### Landing

Carpeted throughout, power points and stairs to second floor accommodation.







### Bedroom One

Double glazed window to front aspect, radiator, fitted carpet, television point, power points, fitted wardrobe units and access to the ensuite.

### En suite

White suite comprising of a vanity unit with sink and mixer tap, bath with wall mounted shower screen and electric shower unit, low level w/c with push button flush, chrome heated towel rail, tiled floors, tiled surrounds and smooth ceilings with pendant ceiling light.

### Bedroom Two

11'6 x 8'7 (3.35m'1.83m x 2.44m'2.13m)

Double glazed window to rear aspect, carpeted throughout, radiator, power points and an integrated storage unit.

### Bedroom Three

12' x 9'3 (3.66m' x 2.74m'0.91m)

Double glazed window to front aspect, carpeted throughout, radiator, power points, smooth ceiling with pendant ceiling light and storage to one wall.

### Bedroom Four

8'11 X 8'4

Double glazed window to rear aspect, carpeted throughout, radiator, power points, smooth ceilings with coving to ceiling edge and pendant ceiling light.

### Bedroom Five

23'8 x 11'2 (7.01m'2.44m x 3.35m'0.61m)

Large space divided into two areas, double glazed windows to front and rear aspect, double glazed velux windows to side aspect, laminate wood flooring throughout, two radiators, power points and smooth ceilings with pendant ceiling light.

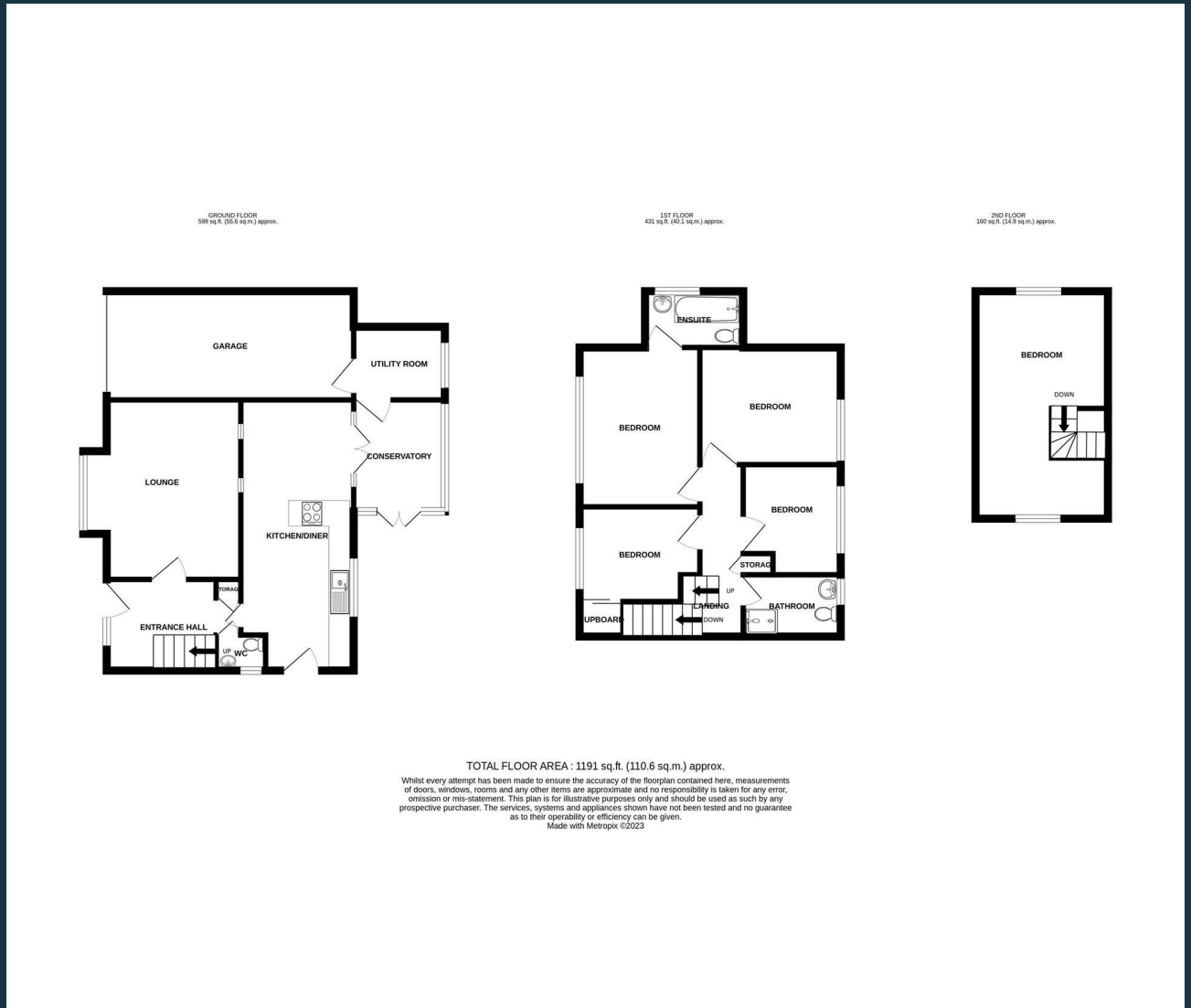
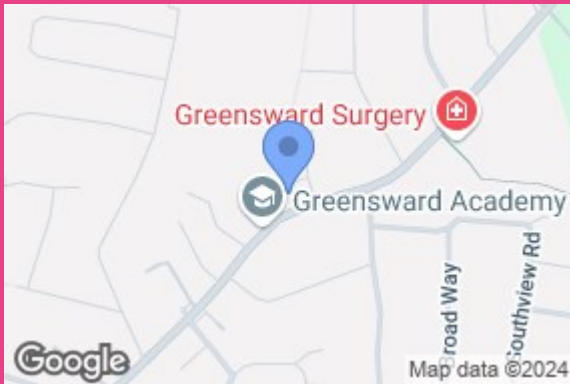
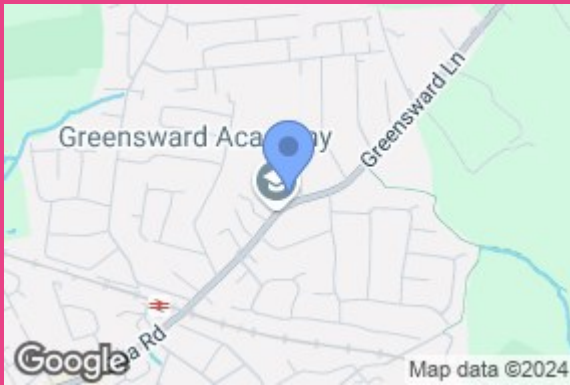
### South Facing Rear Garden

Gravel patio with block edge leading to lawn area, fenced and wall boundaries, outside light, water tap, raised planting areas, detached store with double opening double glazed doors, power and lighting

### Agents Note

EPC : C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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