



\*£440,000 - £460,000\* Bear Estate Agents are pleased to bring to the market this deceptive four bedroom semi-detached chalet with a large open plan lounge/diner, rear office, kitchen/breakfast room, two bathrooms, four bedrooms, garage, multiple parking spaces and an unoverlooked private rear garden with multiple seating areas. Excellent extension potential to both side and rear.

- Four Bedrooms
- Walking Distance To Local Train Station
- Kitchen / Breakfast Room
- Greensward & Plumberow Catchments
- Storage Through-Out
- Potentially No Onward Chain
- Multiple Parking Spaces
- Open Plan Lounge / Diner
- Two Bathrooms
- Peaceful Un-overlooked Rear Garden

## Clayspring Close

Hockley

**£440,000**

Price Guide



# Clayspring Close



## Frontage

This property is approached by an independent gravel driveway with parking for three vehicles, a raised lawn area with mature shrubs to the front and a potential outside seating area. Externally, there is lighting, a potting area, access to the garage, steps into the porch.

## Porch

8'02" x 3'042

High ceilings, wood effect floors throughout, internal wooden door leading into main entrance

## Entrance Hall

12'10" x 8'0"

Stairs to the first floor landing, doors to : Kitchen/Breakfast room, Lounge/Dining Area, downstairs Bathroom and a door to the downstairs Bedroom. The hallway has an alarm system, power points, radiator, wood effect floors throughout, potential for storage and smooth ceilings with central ceiling light.

## Open Plan Lounge/Diner

25'2" x 14'8"

Under stairs storage, double glazed windows to the front, radiator, large lounge area, internal double glazed sliding doors onto the rear office, carpeting throughout, smooth ceilings with a central ceiling light, power points, AV points and potential for built in storage. This is an open plan lounge / dining room.

## Rear Office (extension)

15'5" x 8'1"

Double glazed windows facing the unoverlooked rear garden, double glazed french doors leading onto the garden patio, built in floor to ceiling storage cupboard, wood effect floors throughout, radiator, smooth ceilings with coving to ceiling edge and plenty of power points.

## Bedroom Two

12'09" x 8'11"

Double glazed windows to the front aspect, AV points, potential for storage, wood effect vinyl floors, high ceilings with central ceiling light and plenty of power points.

## Bathroom

7'8" x 5'7"

High ceilings, tiled walls surround, marble effect tiled floors, waterfall shower, dual flush WC, obscure double glazed windows to the side, vanity unit with storage sink and mixer tap, radiator and large double width enclosed shower.

## Kitchen/ Breakfast room

11'5" x 8'9"

White top and base shaker style units with a roll top work surface, built in oven, space for a fridge and freezer, breakfast bar, tiled splash backs, stainless steel sink with draining board, space for white goods and power points. double glazed windows to the rear and a double glazed door leading onto the rear patio. The kitchen houses the boiler.

## First Floor Landing

7'0" x 4'4"

Smooth ceilings, velux window to the front aspect with treetop views, built in storage cupboard with access to the front eaves storage space, access to the main bathroom and three bedrooms.

## Bedroom One

11'1" x 10'2"

Double glazed window to the rear, AV points, floor to ceiling bespoke fitted storage cupboards to one wall, radiator, smooth ceilings with central ceiling light and plenty of power points.

## Main Bathroom

9'3" x 8'3"

Velux window to the front aspect, rusticated wood effect floors throughout, AV points, central raised bath, extractor fan, inset spotlights, radiator, potential for built in storage cupboards, vanity unit with built in storage, sink and mixer tap.

## Bedroom Three

10'2" x 9'5"

Double glazed windows to the rear, floor to ceiling built in storage cupboards to one wall, AV points, carpeting, smooth ceilings with central ceiling light and power points.

## Bedroom Four

9'5" x 7'0"

Vaulted ceilings, AV points, power points, radiator, AV points, double glazed velux window to the front aspect and potential for storage.

## Rear Garden

High quality outside dining area, mainly laid to lawn with mature shrubs to the rear providing privacy, space for storage a further seating area to the rear, double sidedway which has a wooden shed to remain and this provides a further seating area and access to the garage.

## Garage

Double glazed windows to the rear, an up and over door, built in storage throughout, rear courtesy door on to the garden and power points.

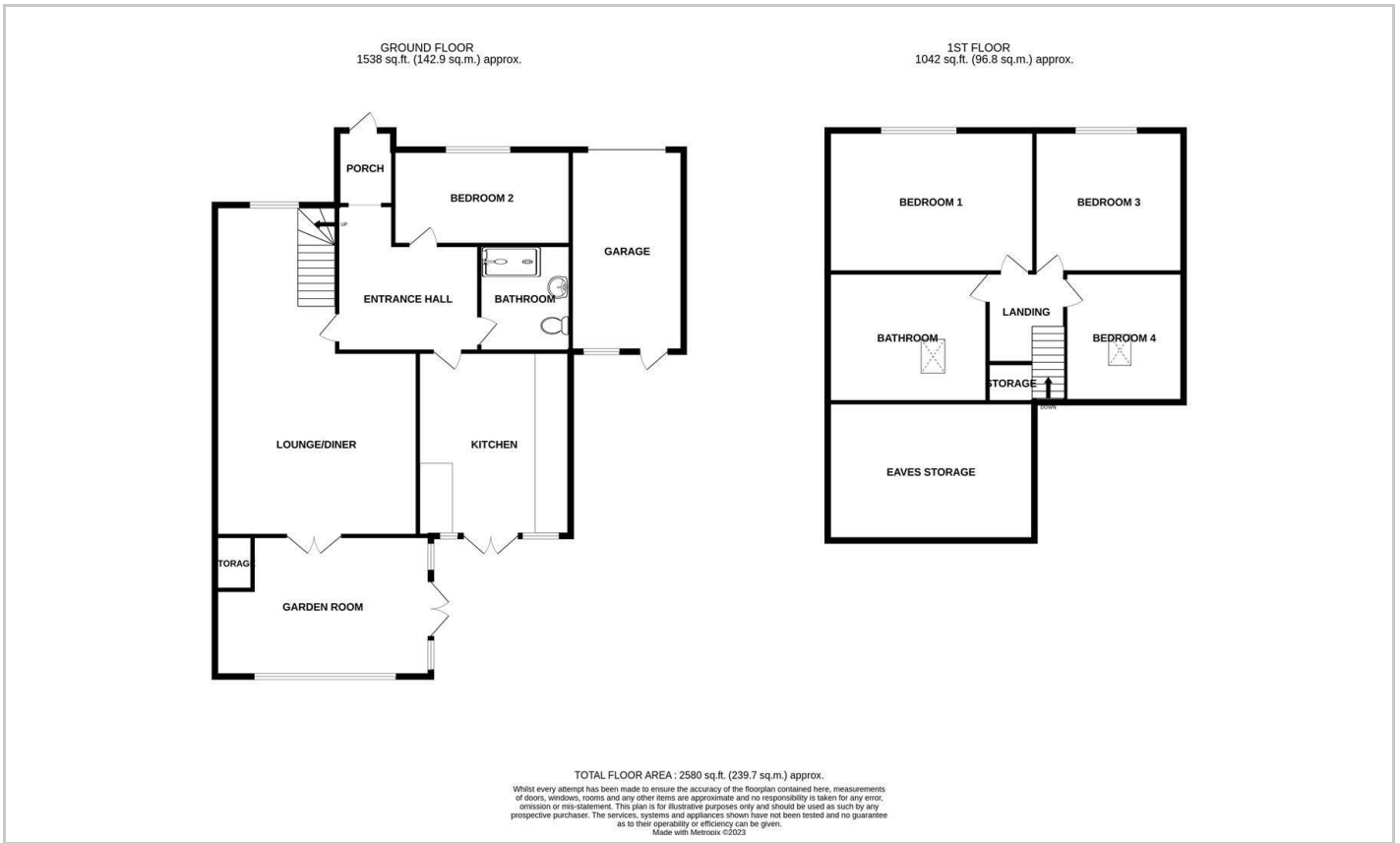
## Agents Note

EPC : Ordered

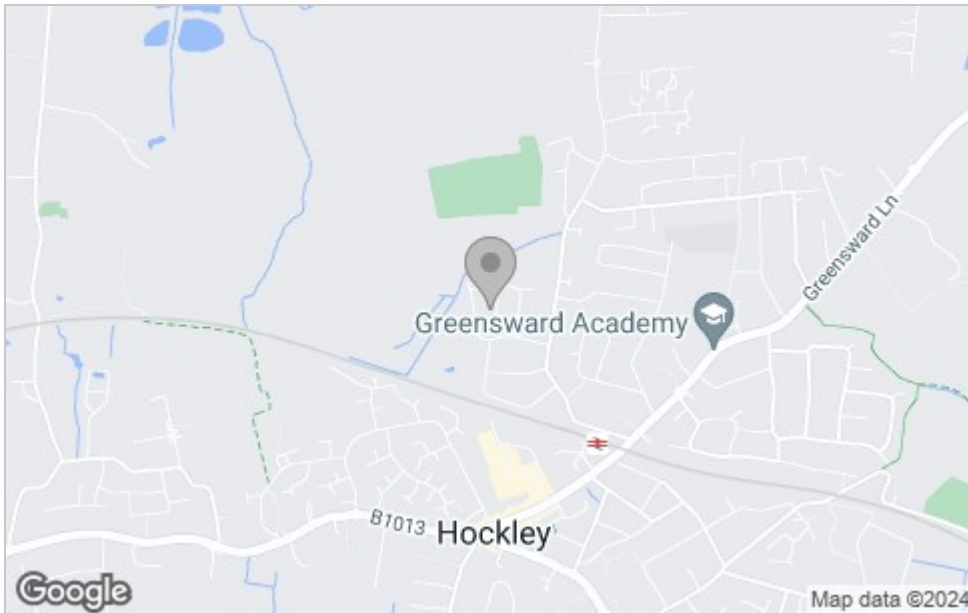
Council Tax : C



# Floor Plan



# Area Map



# Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

