



Guide Price £400,000-£425,000.

The moment you open the door to Spa Place, a newly built property, situated within the Heart of Hockley, you also open the door to a vast range of new and exciting opportunities. Bursting with life, Not only does Hockley proudly boast an array of local eateries, independent and chain stores, it also conveniently offers a direct line to London Liverpool Street. However, for those seeking an escape from busy city life, the grass is indeed greener at Spa place, a 5-minute drive from the renown Hockley Woods which is home to an abundance of wildlife and nature trails. The perfect way to un-wind on a Sunday afternoon.

As you make your way through the home, expect to be greeted by a spacious entrance hall flooded with natural light, flowing into the ground floor utility room with a built in WC. Directly adjacent you will discover a generous space originally designed to be an office/bedroom, although its versatile layout could allow for various uses such as a fitness suite or playroom.

Beckoned by a skilfully positioned window at the peak of the staircase trickling natural light through the first floor and ground floor. As you alight to the first floor you will step into the gravitas of the house, the open plan kitchen/living area. Spa Place benefits from a contemporary kitchen with integrated appliances,

- No Onward Chain
- Close To Hockley Train Station With Easy Access Links Into London Liverpool Street
- Snug/Office Room
- Open Plan Kitchen/Living Space
- Close To Hockley High Street For Popular Local Amenities
- Freehold
- Under Croft Parking
- Two/Three Bedrooms
- Private South-Facing Balcony
- Finished To A Meticulous Standard Throughout

Spa Place

Hockley

£400,000

Guide Price



Spa Place



Frontage
Tarmacked and undercroft parking for one to two vehicles and potential for a further space to the front.

Main Hallway
9'9" x 6'2"

Property is entered by a composite front door, carpeted, smooth ceilings with in set centre ceiling spotlights, stairs to first floor, power points, space for storage and doors to:

Utility/Ground Floor WC
9'4" x 5'3"

LVT floors throughout, rolltop work surface incorporating a stainless-steel sink with mixer tap and draining board, base level units, power points, WC, sink unit, obscure double-glazed window facing the front aspect and smooth ceilings with in-set centre ceiling spotlights.

Office/Bedroom
11'6" x 9'8"

Carpeted throughout, space for storage, radiator, power points, smooth ceilings with Inset centre ceiling lights and a double-glazed window facing the rear aspect.

First Floor Landing & Snug
25'7" x 5'10"

Carpeted throughout, smooth ceilings, in set centre ceiling spotlight double-glazed window facing the rear aspect, side aspect and a versatile snug for either a office/snug.

Open Plan Kitchen/Living Space
19'7" x 13'2"

The kitchen comprises of a range of eye and base level units with pine worksurfaces a incorporating stainless steel sink with mixer tap and draining board, integrated fridge freezer, integrated dishwasher, integrated oven and microwave and a four ring induction hob with extractor fan above. LVT flooring throughout the kitchen, carpet through the living space, plenty of power points, smooth ceilings with in set centre ceiling lights, wall mounted radiator, space for storage, double glazed window facing the front and rear aspect, double glazed French doors to the front aspect leading onto the private balcony.

Balcony
Tiled floors, cedar cladding, in set ceiling lights, gutter system for drainage, steel posts and handrail glass balustrade.

Second Floor Landing
16'5" x 5'11"

Carpeted, smooth ceilings with in set centre ceiling lights, double glazed window facing the rear aspect and doors to:

Bedroom One
16'2" x 13'3"

Carpeted, power points, Space for storage, Double glazed window facing the rear aspect, smooth ceilings, in set centre ceiling spotlights and door into:

En-Suite
7'3" x 4'0"

Tiled floors, tiled surrounds, smooth ceilings, sensor lights, three piece suite comprising of a enclosed shower ,vanity sink unit and a WC.

Bedroom Two
12'7" x 9'6"

Smooth ceilings, in set centre ceiling spotlights ,space for storage, power points, carpeted and a double glazed window facing the front aspect.

Bathroom
9'7" x 6'9"

Tiled floors, tiled surrounds, sensor lights, mirror with lighting , smooth ceiling, three piece suite comprising of a panelled bath with shower, a WC and vanity sink unit.

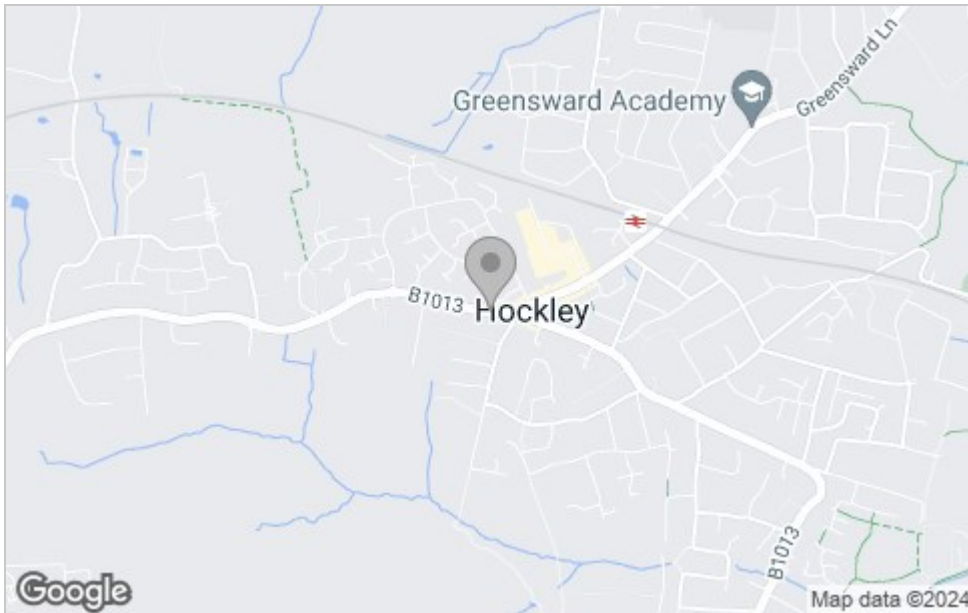
Agents Note:
EPC Status : Ordered
Council Tax: TBC



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

