



Leamington Road | | Hockley | SS5 5HP

Guide Price £400,000

**bear**  
*Estate Agents*

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GUIDE PRICE £400,000 TO £425,000. Bear Estate Agents is pleased to bring to the market this versatile 3/4-bedroom semi-detached chalet property located in the heart of Hockley. Situated close to the station, schools, and all popular amenities, this property offers convenience and comfort. The semi-detached chalet boasts a flexible layout and generous living space, featuring a separate kitchen and a spacious lounge with a conservatory. Upstairs, two bedrooms complement a loft space that presents immense potential for extension or additional living space. Outside, the property boasts a very large frontage with off-street parking, a detached garage, and a sizable rear garden complete with a shed. Don't miss this opportunity to own a property with great potential and excellent amenities nearby.

- Four Bedroom Semi Detached
- Large Frontage With Ample Off Street Parking
- Detached Garage
- Idyllic Location
- Close To Train Station
- Potential To Extend STPP

### Frontage

Off street parking for five vehicles, access into the garage and access to the garden via the side.

### Entrance Hall

Property is entered via UPVC front door, double glazed window to the side aspect, wall mounted radiator, power points, wood floors throughout, wall mounted lights, space for storage, integrated storage cupboards stairs to first floor.





### Main Bathroom

8'1" x 6'0" (2.47 x 1.85)

Carpet flooring throughout, obscure double glazed window to the side aspect, wall mounted radiator, tiled surrounds, coving to ceiling edge and center ceiling spot light. This bathroom comprises of a three piece suite with a pedestal sink, jacuzzi-style corner bath and wall mounted WC.

### Bedroom Four/Office

8'3" x 9'1" (2.52 x 2.77)

Carpeted flooring, center ceiling spot light, double glazed window facing the side aspect with custom fitted shutters, wall mounted radiator and power points.

### Bedroom One

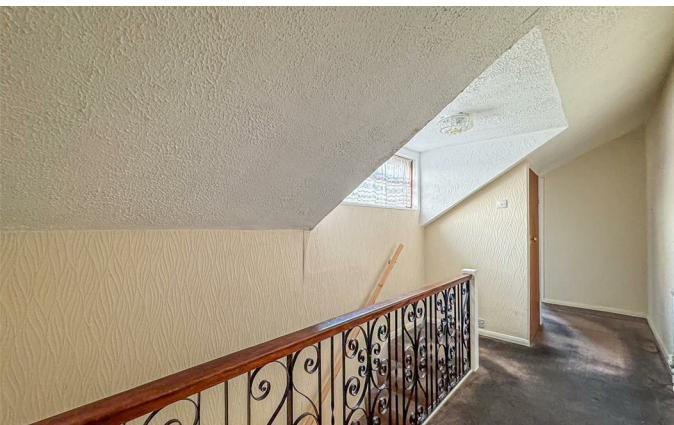
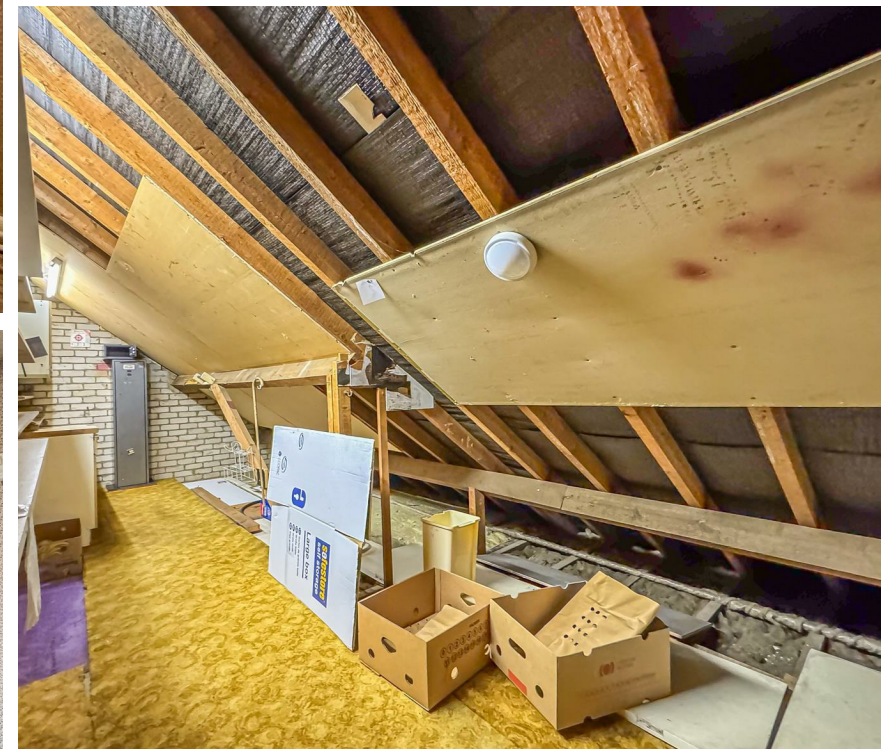
12'7" x 13'3" (3.86 x 4.05)

Carpeted flooring, double glazed window to the front aspect with custom fitted shutters, wall mounted radiators, bespoke fitted wardrobes and storage. Power points, coving to ceiling edge and center ceiling pendant ceiling light.

### Kitchen

13'8" x 8'7" (4.19 x 2.62)

Tiled floors, center ceiling spotlight, obscure double glazed courtesy door leading onto the side aspect with a double glazed window, tiled surrounds, power points and wall mounted radiator. The kitchen comprises of a range of eye and base level units with rolltop stone worksurfaces. Incorporating a stainless steel sink with mixer tap and draining board. Double oven, six-ring gas hob with extractor fan, integrated fridge/freezer and integrated washer.



### Lounge

17'10" x 12'8" (5.46 x 3.87)

Carpet throughout, pendant ceiling light, feature electric fireplace, space for integrated storage, power points and wall mounted radiators.

### Conservatory

8'7" x 14'6" (2.64 x 4.42)

Tiled floors, double glazed sliding door leading onto the rear garden, double glazed windows to the side aspect, pendant fan ceiling light and power points.

### First Floor Landing

Carpeted throughout, pendant ceiling light, double glazed window facing the side aspect, power points, storage cupboard, wall mounted radiator and doors into bedroom two and three.

### Bedroom Two

8'5" x 11'7" (2.57 x 3.54)

Carpet flooring throughout, double glazed window facing the side aspect, wall mounted radiator, power points and space for storage.

### Bedroom Three

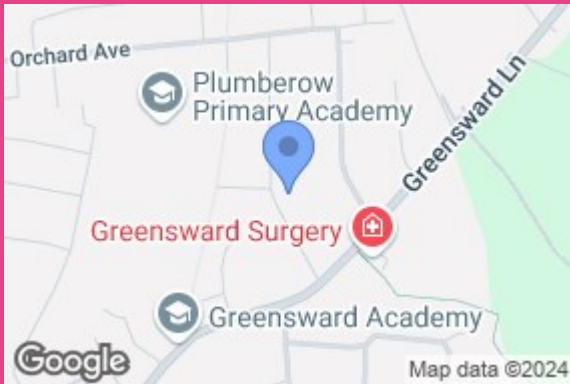
8'1" x 8'10" (2.48 x 2.70)

Carpet flooring throughout, double glazed window facing the rear aspect, wall mounted radiator, power points and space for storage.

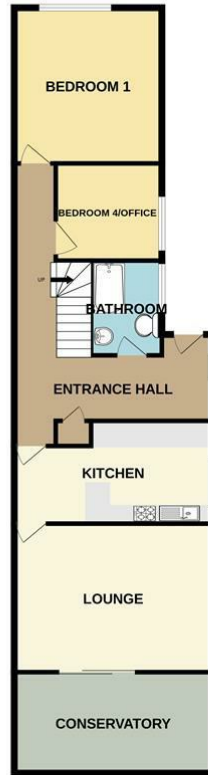
### Garden

Commences an immediate patio, fenced surrounds, remainder laid to lawn, shed at the rear and access to the front.

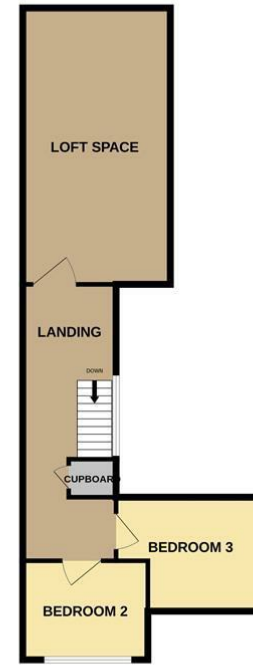




GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 1676 sq.ft. (155.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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