



Hockley Rise | | Hockley | SS5 4QE

Guide Price £400,000

bear
Estate Agents

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Bear Estate Agents are proud to announce for sale this well presented three bedroom semi detached home in an idyllic location, close to the woodlands, the high street and Hockley train station for a direct commute into London Liverpool Street. Boasting three bedrooms, a kitchen with integrated appliances, a spacious lounge and a conservatory. Externally, the property has ample off street parking and a low maintenance rear garden. Internal viewings are a must to appreciate this great family home. Guide Price- £400,000- £425,000.

- Close to schools
- Close to station
- Modern throughout
- Three bedrooms
- Main bathroom
- Garage
- Off-street parking
- Conservatory
- Open plan kitchen/diner
- electric car charging point

Hallway

12'11" x 5'2" (3.957 x 1.592)

Wooden flooring, radiator, coving to ceiling edge, pendant ceiling light and is entered by a composite front door.

Kitchen/Diner

15'1" x 9'10" (4.622 x 3.003)

Eye and base level units, quartz work top, island with storage and four ring electric hob, integrated fridge freezer, integrated dishwasher and built in oven.





WC

Vanity sink unit, WC

Conservatory

9'8" x 8'7" (2.953 x 2.623)
Windows surround, wooden floor and access into the garden.

Lounge

11'10" x 11'11" (3.621 x 3.644)
Wooden floors, coving to ceiling edge, double glazed windows to the front aspect and pendant ceiling light.

Bathroom

6'11" x 5'0" (2.113 x 1.529)
Bath with shower attachment, toilet, sink and obscure double glazed windows to rear aspect.

Bedroom One

12'5" x 11'0" (3.79 x 3.36)
Carpet throughout, smooth ceilings with coving to ceiling edge, pendant ceiling light, radiator, power points and double glazed window to the front aspect.

Bedroom Two

9'6" x 9'3" (2.91 x 2.82)
Carpet throughout, smooth ceilings with pendant ceiling light, radiator, built in wardrobes and double glazed window to the rear aspect.

Bedroom Three

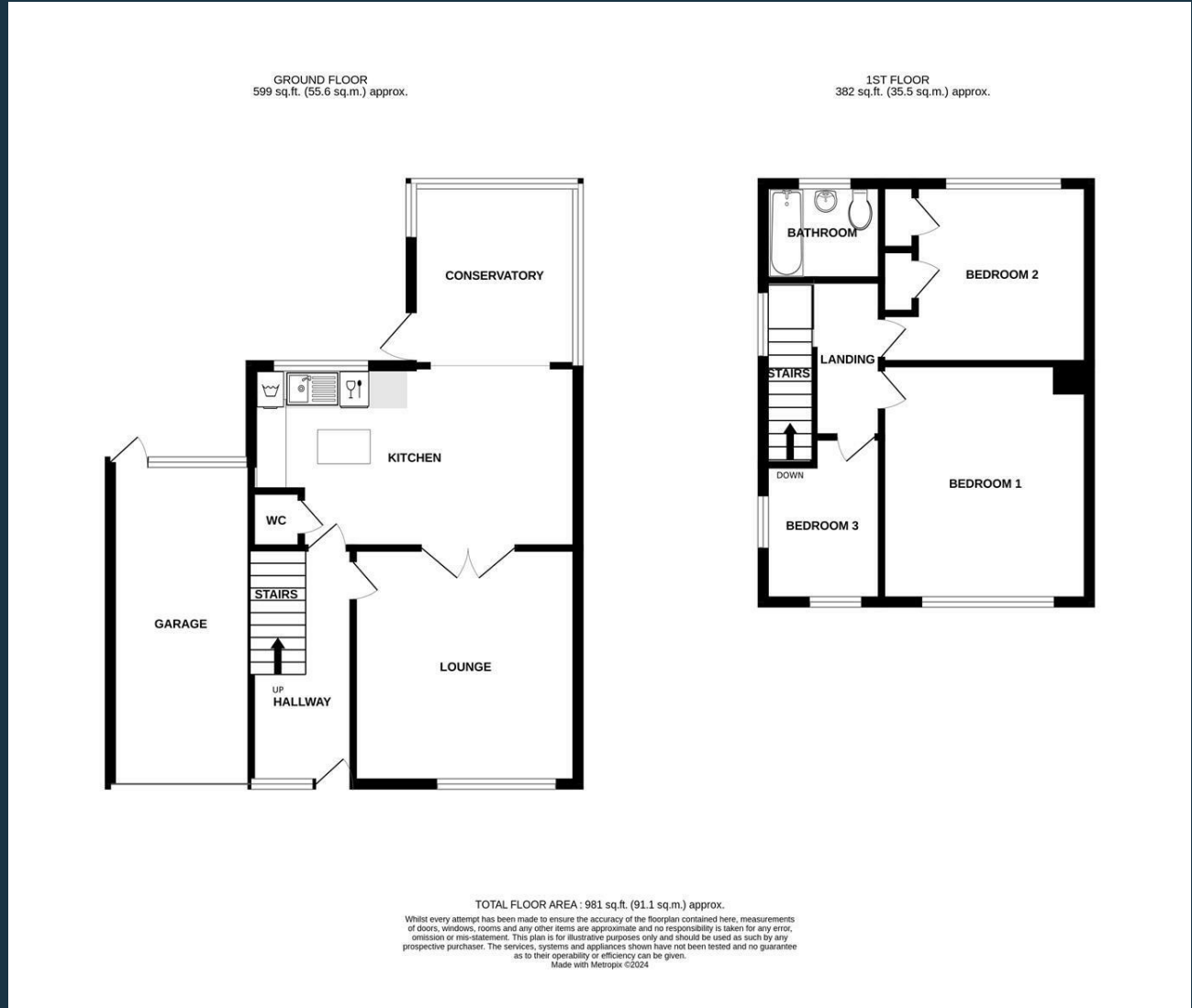
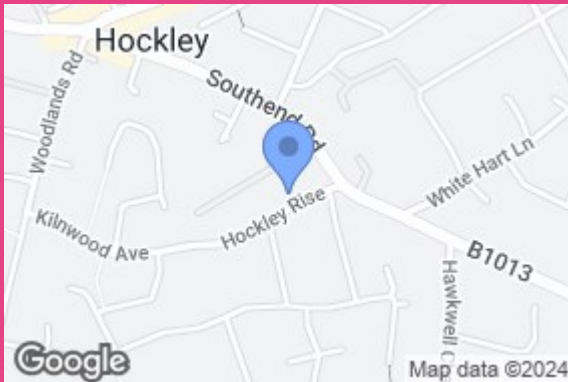
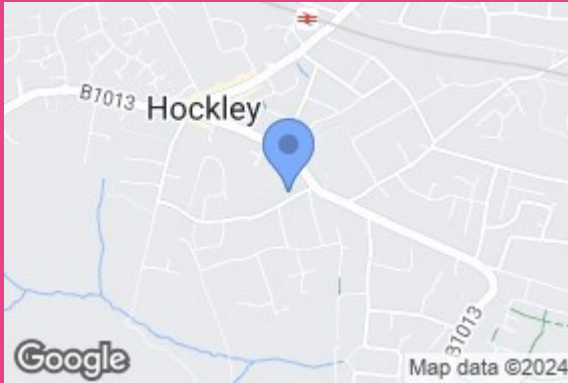
9'2" x 6'10" (2.8 x 2.1)
Double glazed window to the front and side aspect, radiator, carpet throughout and pendant ceiling light.

Garden

Block paved, access to garage and laid to lawn.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	72	
(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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