



Main Road | | Hockley | SS5 4RN

Guide Price £650,000

bear
Estate Agents

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Guide Price £700,000-£750,000 Bear Estate Agents are thrilled to announce for sale this stunning four bedroom detached family home sitting on a beautiful plot in a popular location. Situated close to all popular amenities, schools and Hockley train station for an easy commute into London Liverpool Street. Internally this home boasts four double bedrooms, a three piece family bathroom, downstairs WC, three reception rooms, potential for a self contained annex and a spacious kitchen. Externally Main Road offers a huge frontage providing off-street parking for up to twelve vehicles, access from both sides and a completely un-overlooked Suburban garden which backs onto private land. Internal viewings are a must to appreciate this beautiful family home.

- Large Frontage
- Potential For Self Contained Annex
- Large Kitchen
- Un-Overlooked Rear Garden
- Potential To Extend STPP
- Detached Family Home
- Three Reception Rooms
- Four Bedrooms
- No Onward-Chain
- Self Contained Annex

Frontage

Large frontage, shingle drive, off street parking for up to twelve vehicles, front garden, mature shrubs and trees.

Porch

Entered by a composite front door, obscure windows, wall mounted lighting and tiled floors.

Entrance Hall

15'5" x 6'6" (4.7 x 2)

Stairs to the first floor, power points, coving to ceiling edge with a pendant ceiling light, under stairs storage, potential for further storage, doors leading into:





Downstairs WC

Tiled floors, tiled surrounds, obscure double glazed window to the side aspect, coving to ceiling edge, pendant centre ceiling light, wall mounted radiator, vanity sink unit and a WC.

Dining Room

9'8" x 10'9" (2.95 x 3.3)

Wood effect floors throughout, smooth ceilings with coving to ceiling edge and pendant ceiling light, plenty of power points, large double glazed window facing the front aspect and space for storage.

Self Contained Annex

11'5" x 16'4" (3.5 x 5)

Built in storage, coving to ceiling edge with a pendant ceiling light, wall mounted radiator, power points, double glazed window facing the front aspect and a composite door giving access to the front, a double glazed courtesy door to the rear aspect, space for white goods and a roll top work surface incorporating a stainless steel sink with mixer tap and draining board.

Shower room with shower, wc and sink.

Lounge

14'11" x 16'4" (4.57 x 5)

Tiled floors throughout, feature brick built electric fireplace, wall mounted radiator, smooth ceilings with coving to ceiling edge, plenty of power points, space for storage, a double glazed window to the side aspect and bi-folding doors onto the rear garden.

Kitchen

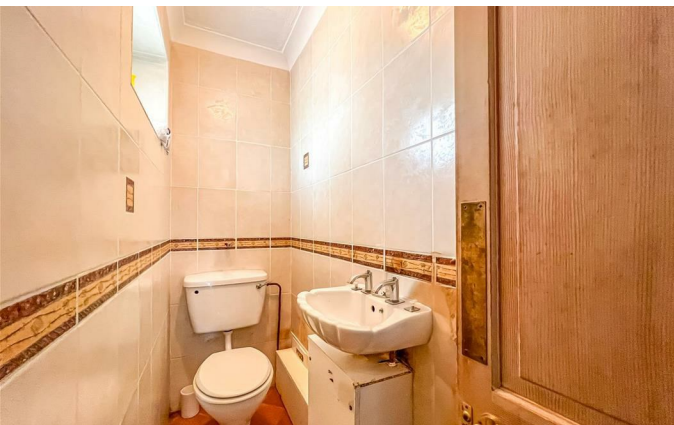
23'5" x 9'7" (7.16 x 2.94)

Comprises of a range of eye and base level units with granite work surfaces, splash backs, power points, five ring gas hob with extractor fan above, integrated double oven, cupboard housing the boiler, granite breakfast bar, space for an american style fridge freezer, integrated microwave, a composite sink with draining board, mixer tap and a food disposable tap, integrated appliances including: a dishwasher, washing machine and tumble dryer, tiled floors throughout, feature wooden beams, smooth ceilings with coving to ceiling edge and inset spotlights, wine cooler, double glazed window facing the rear and side aspect and a double glazed barn style courtesy door onto the rear patio.

Landing

Carpet throughout, smooth ceilings with coving to ceiling edge and pendant ceiling light and doors into:





Bedroom One

16'0" x 8'11" (4.9 x 2.74)

Smooth ceilings with coving to ceiling edge, radiator, pendant fan ceiling light, power points, potential for built in storage, double glazed window facing the rear aspect and carpeting throughout.

Bedroom Two

9'0" x 11'9" (2.761 x 3.6)

Carpeted throughout, coving to ceiling edge, radiator, built in storage, double glazed window facing the front aspect, pendant ceiling light, access to the loft and power points.

Bedroom Three

8'10" x 11'3" (2.7 x 3.43)

Carpeted throughout, plenty of power points, radiator, coving to ceiling edge, pendant ceiling light, double glazed window facing the front aspect and potential for storage.

Bedroom Four

9'8" x 10'9" (2.955 x 3.3)

Carpeted throughout, built in storage, coving to ceiling edge, centre ceiling spotlight, space for storage, wall mounted radiator and power points.

Main Bathroom

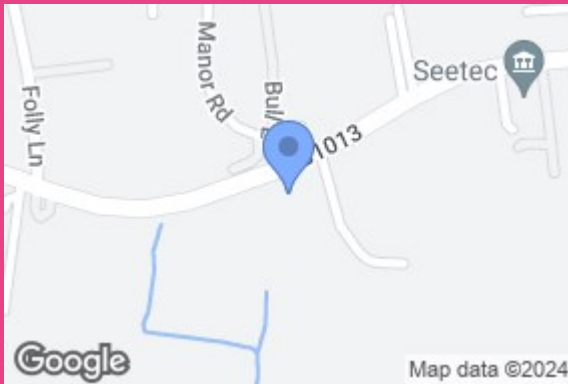
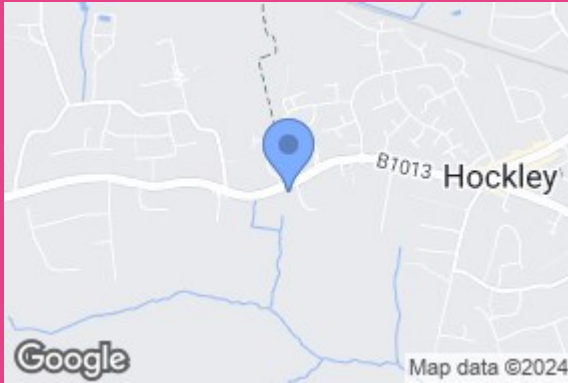
14'6" x 5'10" (4.422 x 1.79)

Tiled floors, tiled surrounds, smooth ceilings with coving to ceiling edge, two pendant ceiling lights, built in airing cupboard which houses the water tank, wall mounted radiator, two obscure double glazed windows facing the side aspect, a four piece suite comprising of a WC, panelled bath with a rainfall shower head, vanity sink unit with hand wash basin and shaver point.

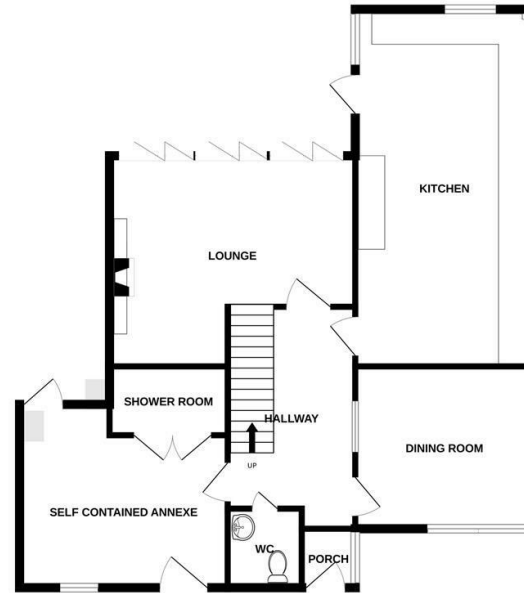
Garden

Access from both sides, commences a patio area, pergola, fenced surrounds, south-backing, un-overlooked and backing onto private land.

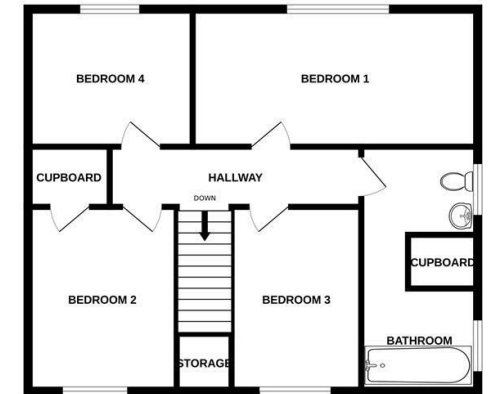




GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.4 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		84
(81-91)	B		
(69-80)	C	69	
(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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