



White Hart Lane | | Hockley | SS5 4DQ

Guide Price £400,000

**bear**  
*Estate Agents*

**White Hart Lane |  
Hockley | SS5 4DQ  
Guide Price £400,000**

**\*\*Guide Price £400,000 - £425,000\*\***

This charming property, located in Hockley, offers a spacious and inviting family home. Boasting a cozy lounge, modern kitchen/breakfast room, and three well-proportioned bedrooms including a versatile loft room, it caters to the needs of a growing family. Situated near Hockley's vibrant High Street and picturesque Hockley Woods, residents can enjoy easy access to local amenities and leisure facilities. With off-street parking and a rear garden providing outdoor space, this property offers both comfort and convenience. Additionally, its proximity to transport links, including the mainline train station with fast connections to London, makes it an ideal choice for those seeking a suburban lifestyle with excellent connectivity.

- Three Bed Semi Detached
- Large Frontage
- A Must View
- Close To Schools
- Kitchen/Diner
- Ideal First Time Buy
- Un-Overlooked Rear Garden
- Close To Station
- Loft Room
- Separate Lounge

**Frontage**

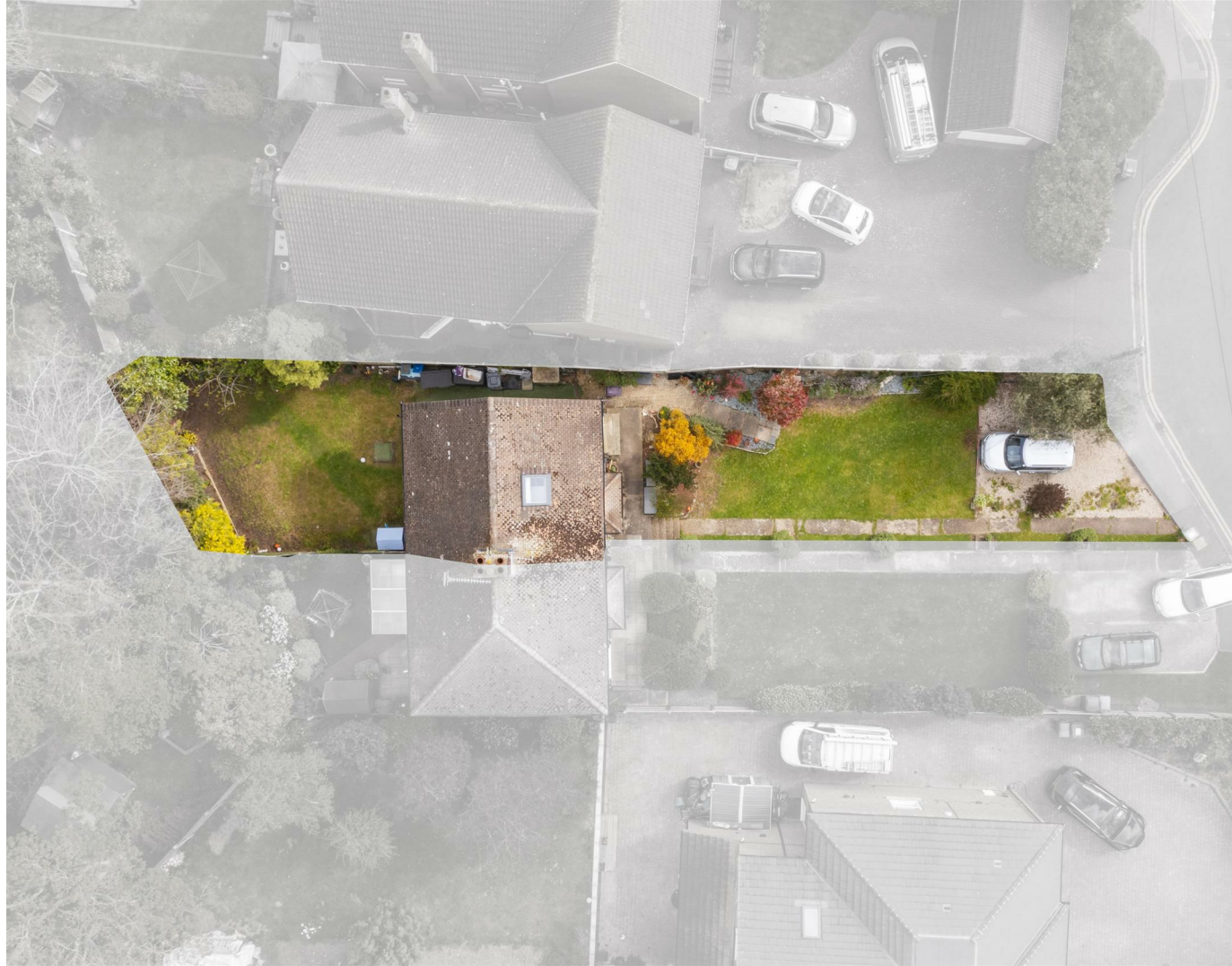
Measures approximately 60' (18.29m) and is mainly laid to lawn with pathway to entrance door and off-street parking. put this in paragraph format room by room with measurements after each room in feet and metres

**Entrance**

Entrance via obscure double glazed entrance door to

**Entrance Hall**

Stairs to first floor accommodation.





### Lounge

15'5" x 14'6" (4.72 x 4.44)  
Double glazed bay window to the front aspect. Plastered ceiling. Radiator. Door to

### Kitchen/Diner

18'6" x 10'0" (5.64 x 3.07)  
Two double glazed windows to the rear aspect. Double glazed door providing access to the rear garden. Comprehensive range of modern high gloss white units to base and eye level. Roll top work surfaces. One and half stainless steel sink drainer unit. Integrated electric oven. Separate electric hob with extractor hood above. Integrated dish washer. Integrated washing machine. Integrated fridge/freezer. Tiled effect flooring. Plastered ceiling. Radiator.

### FIRST FLOOR ACCOMMODATION

Landing doors to:

### Bedroom One

11'8" x 10'2" (3.56 x 3.12)  
Double glazed window to the rear aspect. Plastered ceiling. Radiator.

### Bedroom Two

10'5" x 10'2" (3.2 x 3.12)  
Double glazed window to the front aspect. Plastered ceiling. Radiator.

### Study

10'4" x 8'0" (3.15 x 2.44)  
Double glazed window to the front aspect. Stairs to loft room. Plastered ceiling. Radiator.





### Bedroom Four

17'1" x 11'8" (5.23 x 3.58)

Double glazed Velux window to the front aspect. Eaves storage cupboards. Plastered ceiling. Inset spot lighting. Radiator.

### Family Bathroom

The family bathroom features a 4-piece suite comprising a shower, bath, toilet, and wash basin, providing convenience and comfort for residents. Double glazed windows to the rear aspect allow for natural light to illuminate the space, creating a bright and inviting atmosphere.

### Rear Garden

30 (9.14m )

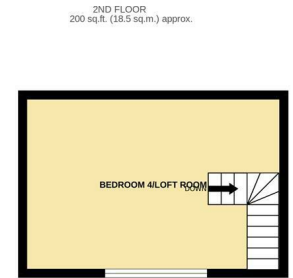
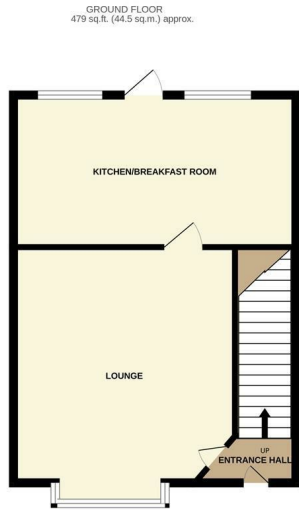
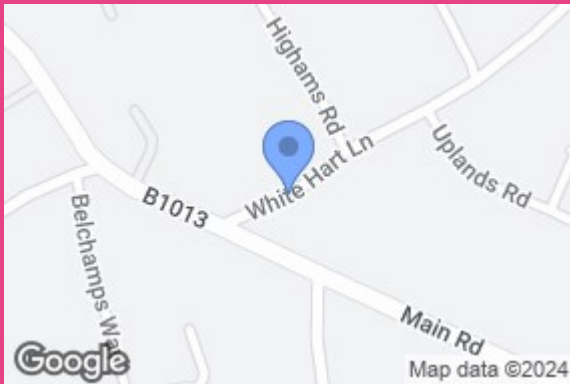
Commences with patio area which in turn leads to mainly laid to lawn garden. Mature flower and shrub borders. Gate providing access to the front.

### Bedroom Three

10'4 x 8 (3.15m x 2.44m )

Double glazed Velux window to the front aspect, eaves storage cupboards. Plastered ceiling. Inset spot lighting. Radiator.





TOTAL FLOOR AREA: 1070 sq.ft. (99.4 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			
(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	

11 Main Road  
 Hockley  
 Essex  
 SS5 4QY  
 01702 416476  
[hockley@bearestateagents.co.uk](mailto:hockley@bearestateagents.co.uk)  
<https://www.bearestateagents.co.uk>