



Rectory Road | | Hockley | SS5 4LA

Guide Price £325,000

bear
Estate Agents

Rectory Road | Hockley | SS5 4LA Guide Price £325,000

GUIDE PRICE- £325,000- £350,000.

Nestled in the charming Rectory Road of Hockley, this delightful two-bedroom semi-detached house built in 1920 is bursting with character. As you step inside, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day.

The property boasts two cosy bedrooms, ideal for a small family or those looking for a spare room to accommodate guests. The bathroom offers convenience and comfort, completing the homely feel of this residence.

One of the standout features of this property is the vast un-overlooked south-facing garden. Imagine basking in the sun, hosting summer barbecues, or simply enjoying the tranquility of your own outdoor oasis. With 883 sq ft of space, there is plenty of room to let

- Two Reception Rooms
- Large South Facing Garden In Excess Of 100'ft
- A Must View
- Short Distance To Amenities And Train Station For A Direct Commute
- Potential For En-Suite STPP
- Ideal First Time Buy
- Off Street Parking
- Clements Hall Leisure Centre Close By
- Good Condition Throughout
- Characterful Two Bedroom Semi Detached Home

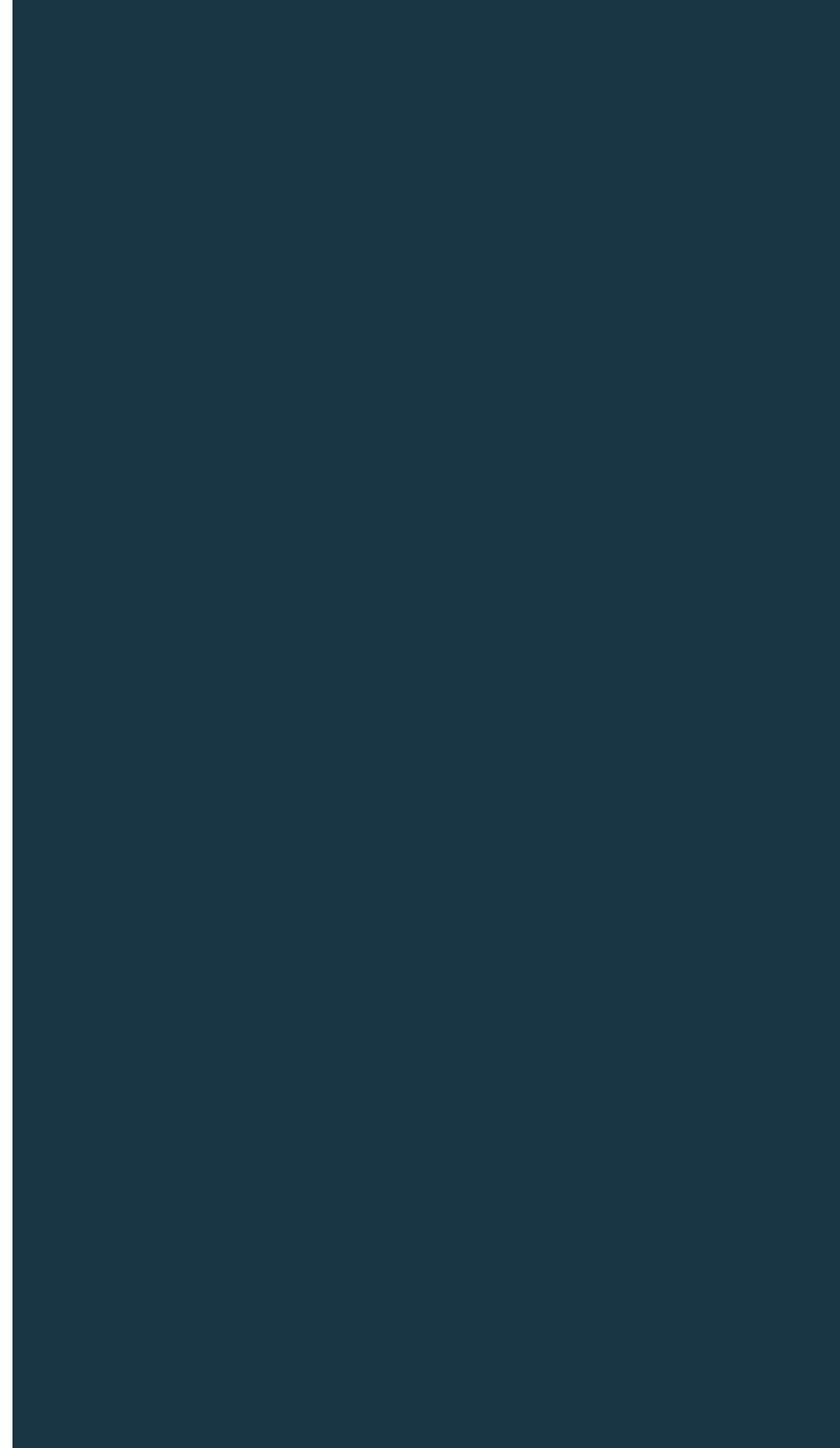


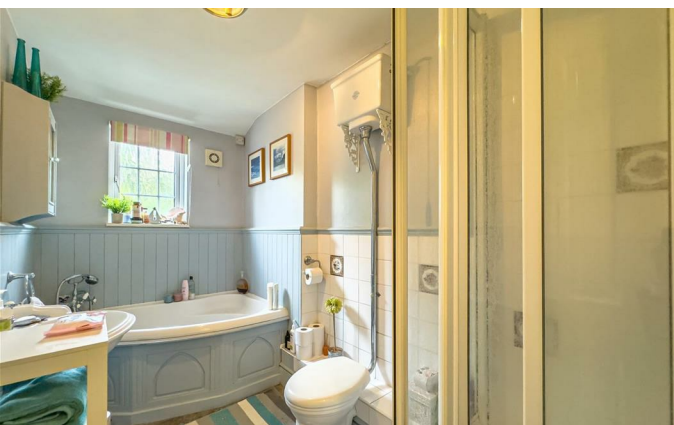
Interior

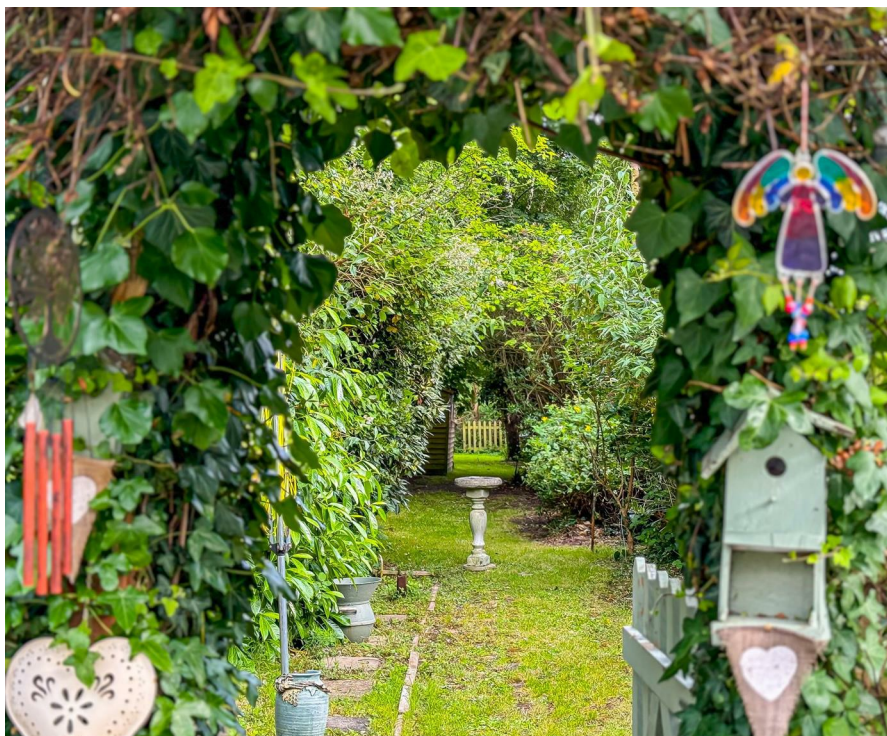
Greeted by an entrance hall with a storage cupboard, this charming property welcomes you into a cosy front lounge featuring a large bay window and a fireplace. The lounge flows seamlessly into a separate dining room, which houses the stairs to the first floor and an open archway leading into the kitchen. The kitchen is well-appointed with fitted appliances and offers delightful views of the garden. A separate door from the kitchen leads into the main bathroom, which boasts a four-piece suite. Upstairs, you will find two spacious double bedrooms. The primary bedroom includes a large storage cupboard, providing potential for an ensuite subject to planning.

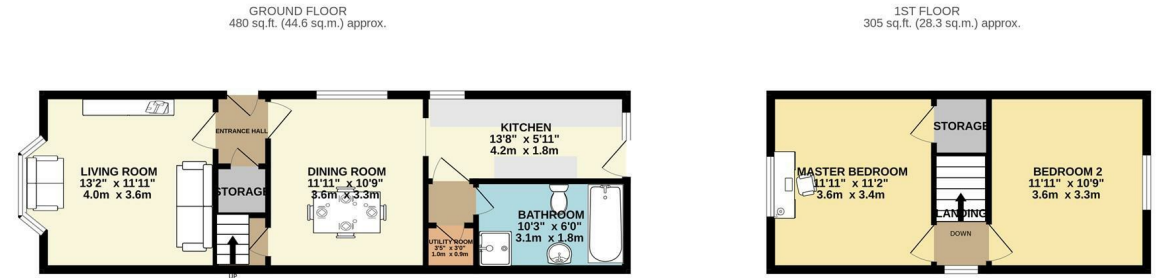
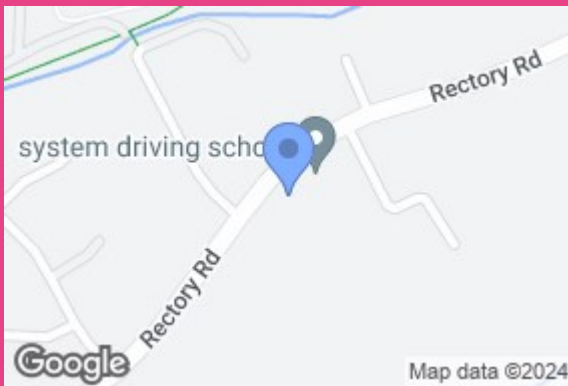
Exterior

The exterior of the property benefits from off-street parking for two vehicles and side access. The highlight is the large, south-facing, un-overlooked rear garden, which begins with an immediate patio seating area, ideal for outdoor entertaining.









GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.

TOTAL FLOOR AREA: 785 sq.ft. (72.9 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		50	
(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
<https://www.bearestateagents.co.uk>