

66 Leamington Road, Hockley, Essex, SS5 5HP
Guide Price £535,000

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Estate Agents



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Council Tax Band: D

GUIDE PRICE OF £535,000 to £565,000.

Welcome to Leamington Road, Hockley - a charming property that offers the perfect blend of comfort and convenience. This delightful house boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Situated within walking distance to Hockley village, this property offers the best of both worlds - a peaceful setting with easy access to local amenities. The large corner plot not only provides parking for three vehicles to the front but also features side access to a rear garage in the garden, making storage and convenience a priority.

Entrance Hall

Wood floors throughout, loft access, doors to the shower room and dining room.

Open Plan Dining Room

17'8 x 10'9

Double glazed window to the front aspect, double glazed window to the side aspect, wood flooring, radiator, smooth ceilings with coving to ceiling edge, power points and staircase to first floor landing. Doors to:-

Lounge

20'4 x 11'2

Dual aspect with windows to front and french doors to garden, fitted wood burner, fitted carpet, two radiators, power points, AV points. Smooth ceilings with coving to ceiling edge.

Kitchen

9'0 x 8'0

Custom fitted kitchen comprising a range of modern white top and base units, feature quartz worktops, sink, integrated fridge/freezer, space for dishwasher, inset four ring hob, double oven, space for a washing machine, extractor fan, power points, double glazed 'stable door' to rear patio.

Guest Shower Room | WC

Tiled floors, large enclosed shower, wall-mounted heated towel rail, wall-mounted electric heater, vanity unit sink with storage beneath and a mixer tap, dual flush WC and double glazed window to the rear aspect.

First Floor Landing

Galleried landing, double glazed windows to side aspect, Doors to:-

Bedroom One

11'6 x 11'1

Double glazed window to rear aspect, carpeted through-out, radiator, power points and potential for further floor to ceiling built in storage.

Bedroom Two

11'2 x 7'8

Double glazed window, potential for built in storage, radiator & power points.

Bedroom Three

11 x 7'9

Double glazed window, potential for built in storage, radiator & power points.

Bedroom Four

9'9 x 7'8

Double glazed window, potential for built in storage, radiator & power points.

Shower Room

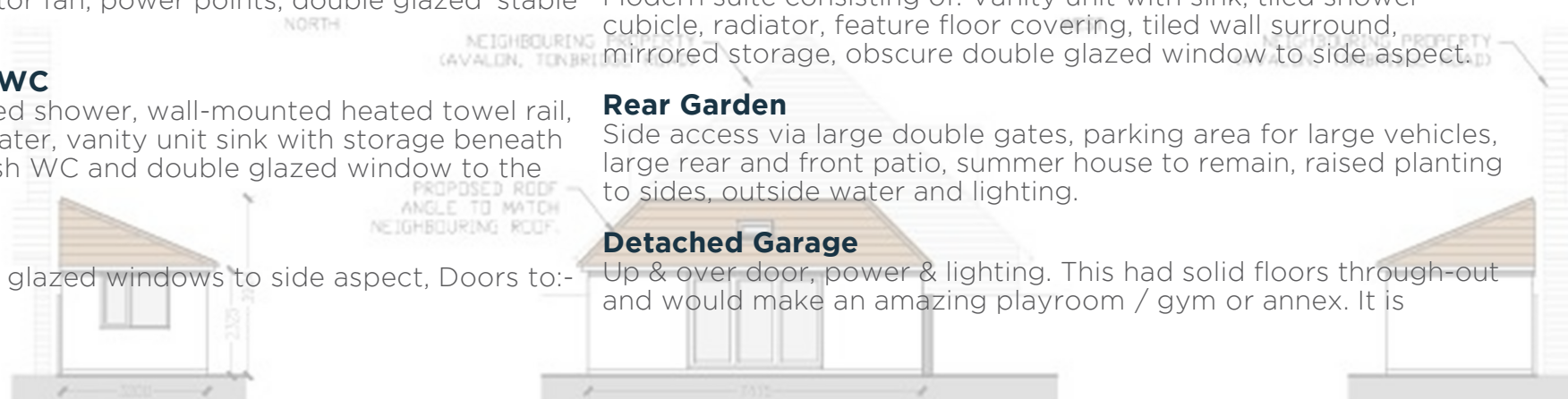
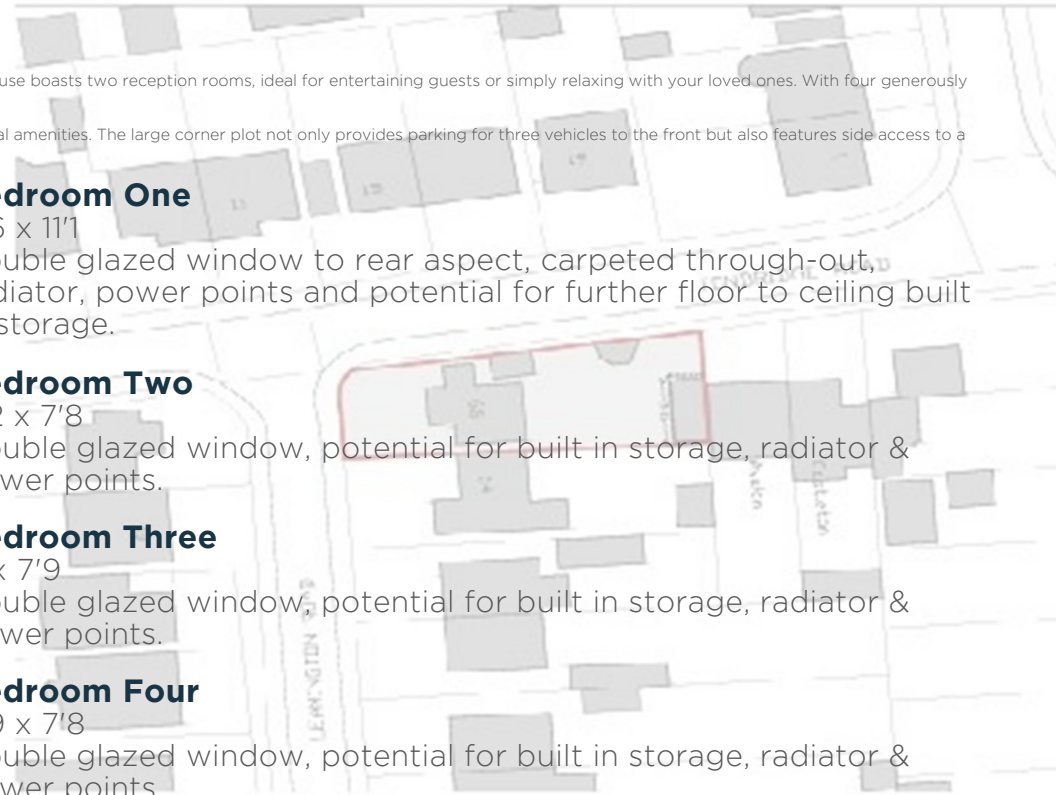
Modern suite consisting of: Vanity unit with sink, tiled shower cubicle, radiator, feature floor covering, tiled wall surround, mirrored storage, obscure double glazed window to side aspect.

Rear Garden

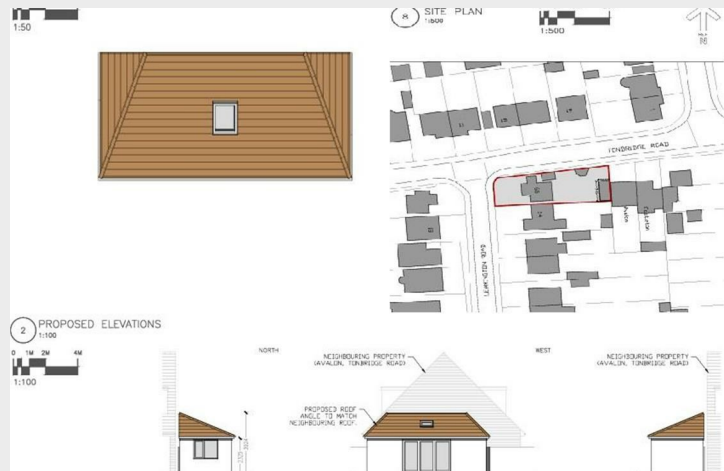
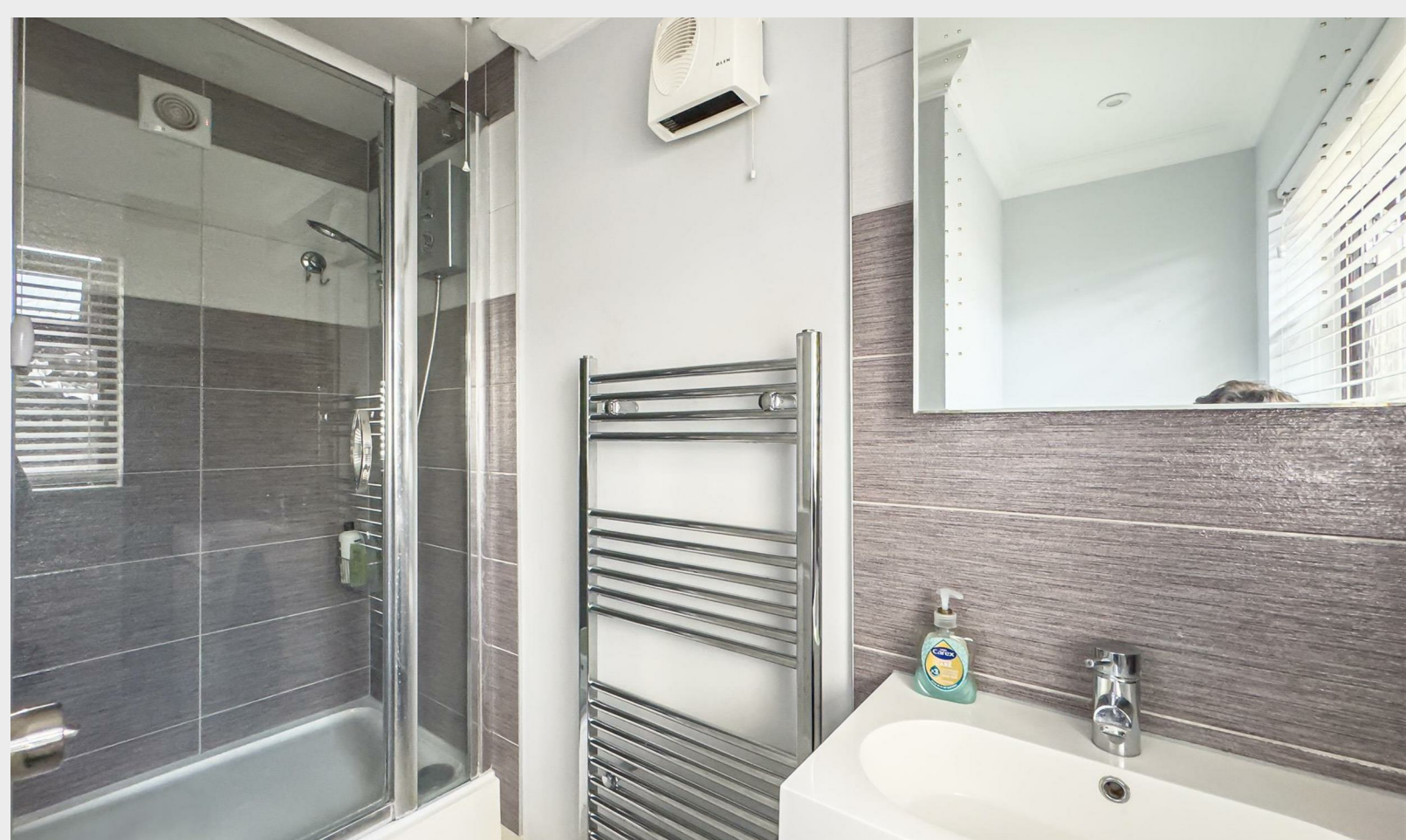
Side access via large double gates, parking area for large vehicles, large rear and front patio, summer house to remain, raised planting to sides, outside water and lighting.

Detached Garage

Up & over door, power & lighting. This had solid floors through-out and would make an amazing playroom / gym or annex. It is



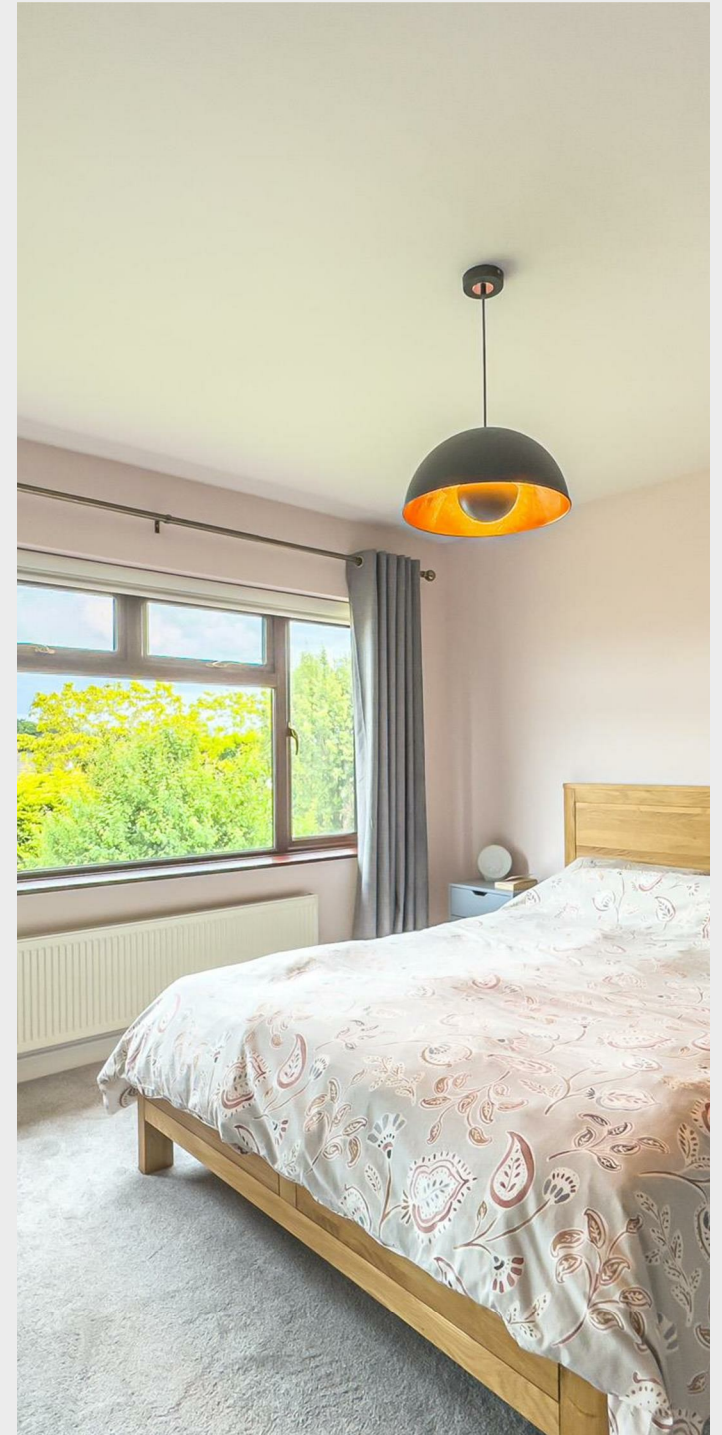




serviced by parking in the garden via double gates from Tonbridge Road. Planning permission has been approved in January 2024 for the garage to Convert existing detached garage into gym and create new roof form to match with neighbouring property. Documents can be found using the following reference number through Rochford Council - 23/00976/FUL

Exterior (Front)

The property is approached by an independent block paved driveway, side access, large corner plot, mainly laid to lawn, further parking for three to four vehicles, steps up to the UPVC front door.



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Estate Agents

11 Main Road
 Hockley
 Essex
 SS5 4QY
 01702 416476
hockley@bearstateagents.co.uk
<https://www.bearstateagents.co.uk>



GROUND FLOOR
 APPROX. FLOOR
 AREA 570 SQ.FT.
 (52.9 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 503 SQ.FT.
 (46.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1073 SQ.FT. (99.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	