

bear

Estate Agents



Welcome to this charming detached house located on Church Road in the picturesque village of Hockley. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy.

Situated in a peaceful neighbourhood, this house offers privacy and tranquillity while still being conveniently located near local amenities. The property features parking space for up to four vehicles, ensuring that you and your guests will never have to worry about finding a spot to park.

Whether you're looking for a cozy family home or a place to host gatherings with friends, this house on Church Road has everything you need. Don't miss out on the opportunity to make this lovely property your new home sweet home.

- Executive Detached Family Home
- En-Suite To Master
- Two Storey Double Garage
- Un-Overlooked Rear Garden
- Separate Utility Room
- Four Double Bedrooms
- Open Plan Kitchen/Diner
- Parking To The Rear
- Guest WC
- Two Receptions Rooms

Church Road

Hockley

£700,000

Guide Price



Church Road



Frontage

Large independent front garden, laid to lawn, block paved pathway leading to the covered pillared porch, side road leading to off-street parking and a double garage.

Entrance Hall

13'9 x 8'5

Entered via a UPVC front door, obscure double glazed windows to the front, alarm system, under stairs storage, smooth ceilings with coving to ceiling edge, plenty of power points and doors to lounge, dining room, WC and kitchen/diner.

Dining Room

12'2 x 10'9

Large double glazed bay window to the front aspect, smooth ceilings with coving to ceiling edge, radiator, carpeted throughout, TV points, telephone points and plenty of power points.

Lounge

22'5 x 12'2

Triple aspect with double glazed windows to the front, rear and side aspects, double glazed French doors onto the rear garden and patio, telephone points, satellite points, TV points, plenty of power points, two radiators, central feature fireplace and smooth ceilings with coving to ceiling edge.

Kitchen/Diner

21'1 x 11'10 into bay

Range of cream shaker style top and base units, granite worktops, large bay window to the rear aspect, skirting heater, plenty of power points, smooth ceilings with inset spotlights, coving to ceiling edge, radiators and double glazed windows to the rear aspect. Space for a freestanding fridge/freezer, telephone points, TV points, space for a large dining table, five ring gas hob, built-in double oven, extractor fan and a built-in dishwasher. Doors to:

Utility Room

7'0 x 4'8

Smooth ceilings, central ceiling light, extractor fan, coving to ceiling edge, tiled floors throughout, top and base units, large built-in storage cupboard, space for a washing machine, space for a tumble dryer, plenty of power points and a radiator. Obscure double glazed door to the garden.

WC

4'8 x 3'9

Tiled floors through-out, wall mounted pedestal sink with mixer tap, radiator, dual flush WC, smooth ceilings, centre ceiling light and an extractor fan.

First Floor Landing

Carpeted, plenty of power points and doors to bedrooms, main bathroom, storage and loft.

Master Bedroom

12'9 x 12'3

Large double glazed window to the front aspect, smooth ceilings with coving to ceiling edge, plenty of power points, telephone points, AV points, potential for floor to ceiling built-in storage and door to:

En-Suite

8'8 x 5'3

Two obscured double glazed windows to the front, dual flush WC, wall mounted porcelain sink, shaver points, fully tiled walls around, smooth ceilings with inset spotlights, extractor fan, large corner shower and a wall mounted heated towel rail.

Bedroom Two

12'1 x 12'1

Double glazed windows to the front aspect, smooth ceilings with coving to ceiling edge, carpet throughout, potential for floor to ceiling built in storage, plenty of power points, large built in storage cupboard, av points.

Bedroom Three

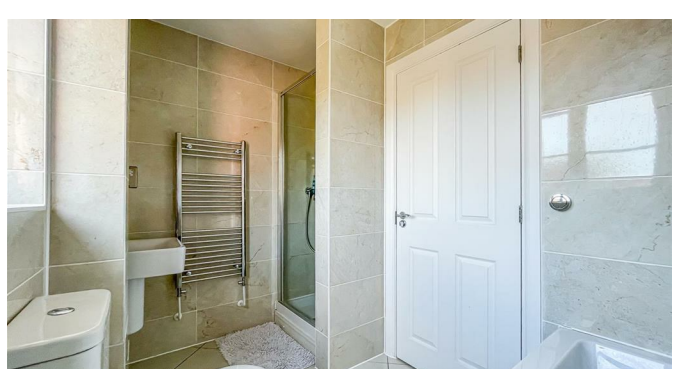
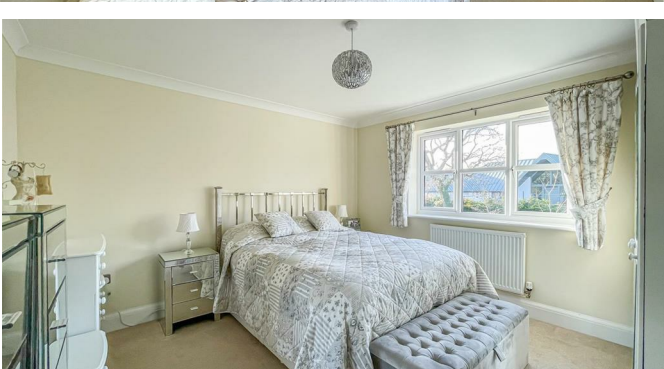
12'1 x 10'0

Double glazed windows to the rear, potential for built in storage, radiator, plenty of power points, carpet throughout, smooth ceilings with coving to ceiling edge.

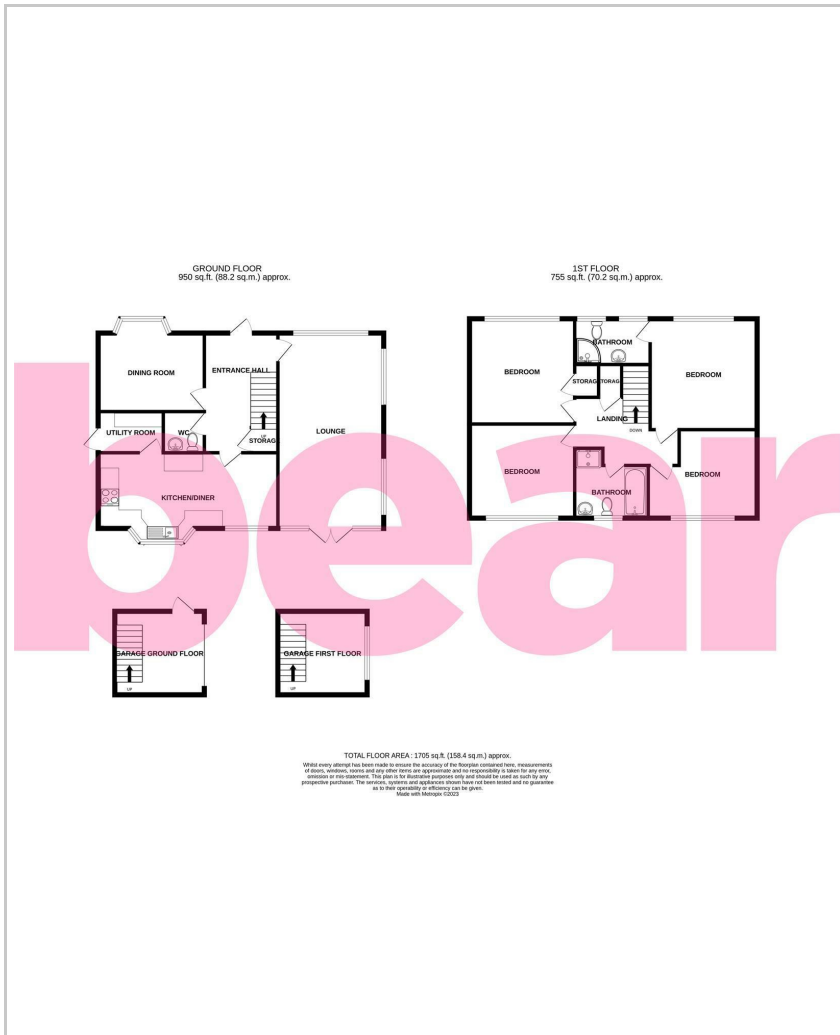
Bedroom Four

12'3 x 9'3

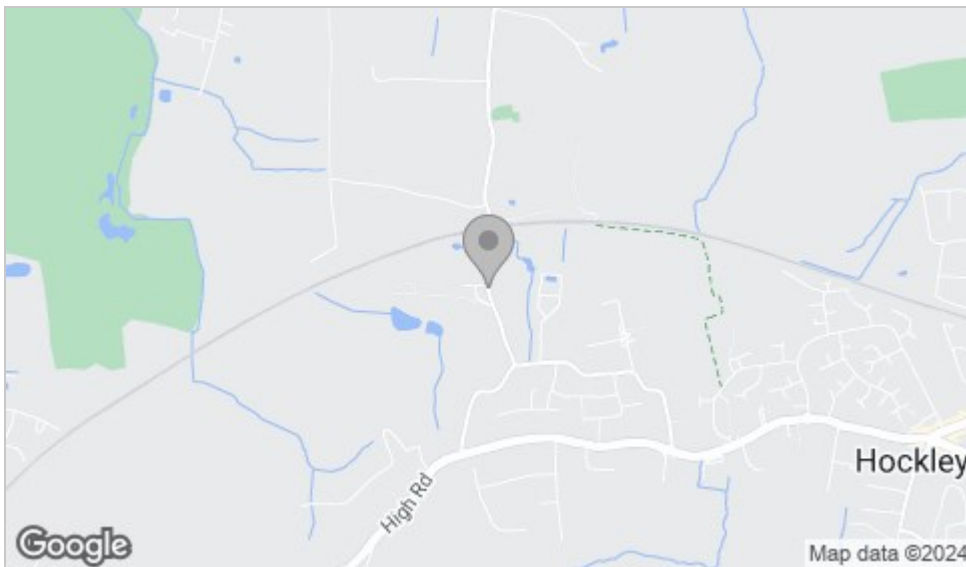
Double glazed window to the rear, potential for floor to ceiling built in storage, radiators, telephone points, power points, av points, smooth ceilings with coving to ceiling edge and a central ceiling light.



Floor Plan



Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	88
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	