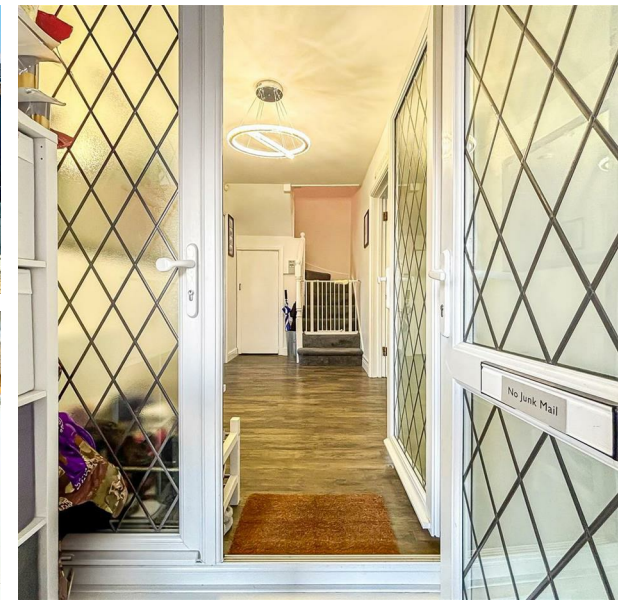
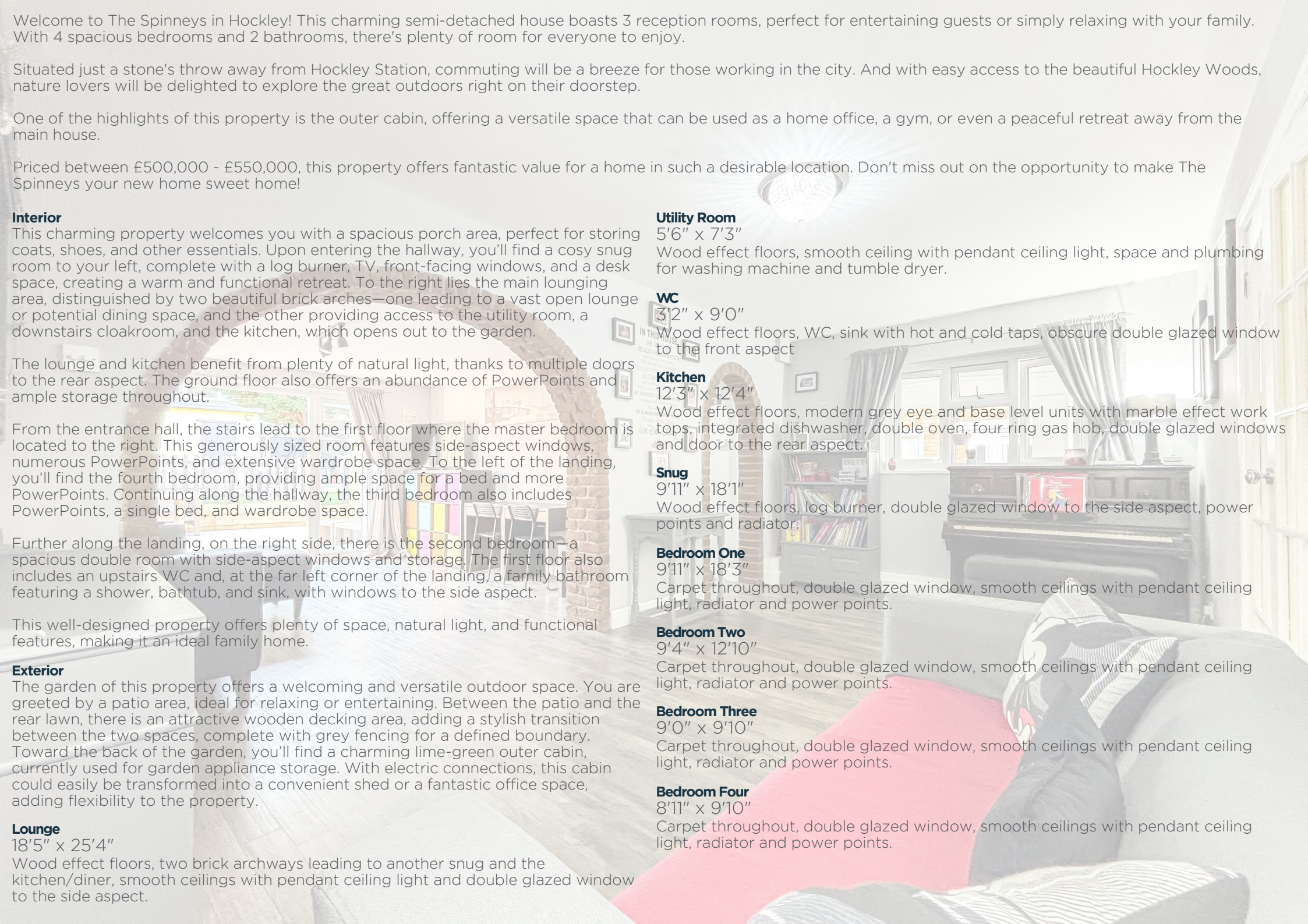


20 The Spinneys, Hockley, Essex, SS5 4PW
Guide Price £500,000-£550,000

bear
Estate Agents





Welcome to The Spinneys in Hockley! This charming semi-detached house boasts 3 reception rooms, perfect for entertaining guests or simply relaxing with your family. With 4 spacious bedrooms and 2 bathrooms, there's plenty of room for everyone to enjoy.

Situated just a stone's throw away from Hockley Station, commuting will be a breeze for those working in the city. And with easy access to the beautiful Hockley Woods, nature lovers will be delighted to explore the great outdoors right on their doorstep.

One of the highlights of this property is the outer cabin, offering a versatile space that can be used as a home office, a gym, or even a peaceful retreat away from the main house.

Priced between £500,000 - £550,000, this property offers fantastic value for a home in such a desirable location. Don't miss out on the opportunity to make The Spinneys your new home sweet home!

Interior

This charming property welcomes you with a spacious porch area, perfect for storing coats, shoes, and other essentials. Upon entering the hallway, you'll find a cosy snug room to your left, complete with a log burner, TV, front-facing windows, and a desk space, creating a warm and functional retreat. To the right lies the main lounging area, distinguished by two beautiful brick arches—one leading to a vast open lounge or potential dining space, and the other providing access to the utility room, a downstairs cloakroom, and the kitchen, which opens out to the garden.

The lounge and kitchen benefit from plenty of natural light, thanks to multiple doors to the rear aspect. The ground floor also offers an abundance of PowerPoints and ample storage throughout.

From the entrance hall, the stairs lead to the first floor where the master bedroom is located to the right. This generously sized room features side-aspect windows, numerous PowerPoints, and extensive wardrobe space. To the left of the landing, you'll find the fourth bedroom, providing ample space for a bed and more PowerPoints. Continuing along the hallway, the third bedroom also includes PowerPoints, a single bed, and wardrobe space.

Further along the landing, on the right side, there is the second bedroom—a spacious double room with side-aspect windows and storage. The first floor also includes an upstairs WC and, at the far left corner of the landing, a family bathroom featuring a shower, bathtub, and sink, with windows to the side aspect.

This well-designed property offers plenty of space, natural light, and functional features, making it an ideal family home.

Exterior

The garden of this property offers a welcoming and versatile outdoor space. You are greeted by a patio area, ideal for relaxing or entertaining. Between the patio and the rear lawn, there is an attractive wooden decking area, adding a stylish transition between the two spaces, complete with grey fencing for a defined boundary. Toward the back of the garden, you'll find a charming lime-green outer cabin, currently used for garden appliance storage. With electric connections, this cabin could easily be transformed into a convenient shed or a fantastic office space, adding flexibility to the property.

Lounge

18'5" x 25'4"

Wood effect floors, two brick archways leading to another snug and the kitchen/diner, smooth ceilings with pendant ceiling light and double glazed window to the side aspect.

Utility Room

5'6" x 7'3"

Wood effect floors, smooth ceiling with pendant ceiling light, space and plumbing for washing machine and tumble dryer.

WC

3'2" x 9'0"

Wood effect floors, WC, sink with hot and cold taps, obscure double glazed window to the front aspect

Kitchen

12'3" x 12'4"

Wood effect floors, modern grey eye and base level units with marble effect work tops, integrated dishwasher, double oven, four-ring gas hob, double glazed windows and door to the rear aspect.

Snug

9'11" x 18'1"

Wood effect floors, log burner, double glazed window to the side aspect, power points and radiator.

Bedroom One

9'11" x 18'3"

Carpet throughout, double glazed window, smooth ceilings with pendant ceiling light, radiator and power points.

Bedroom Two

9'4" x 12'10"

Carpet throughout, double glazed window, smooth ceilings with pendant ceiling light, radiator and power points.

Bedroom Three

9'0" x 9'10"

Carpet throughout, double glazed window, smooth ceilings with pendant ceiling light, radiator and power points.

Bedroom Four

8'11" x 9'10"

Carpet throughout, double glazed window, smooth ceilings with pendant ceiling light, radiator and power points.





WC

2'11" x 6'3"

Wood effect floors, obscure double glazed window, PC and pedestal sink.

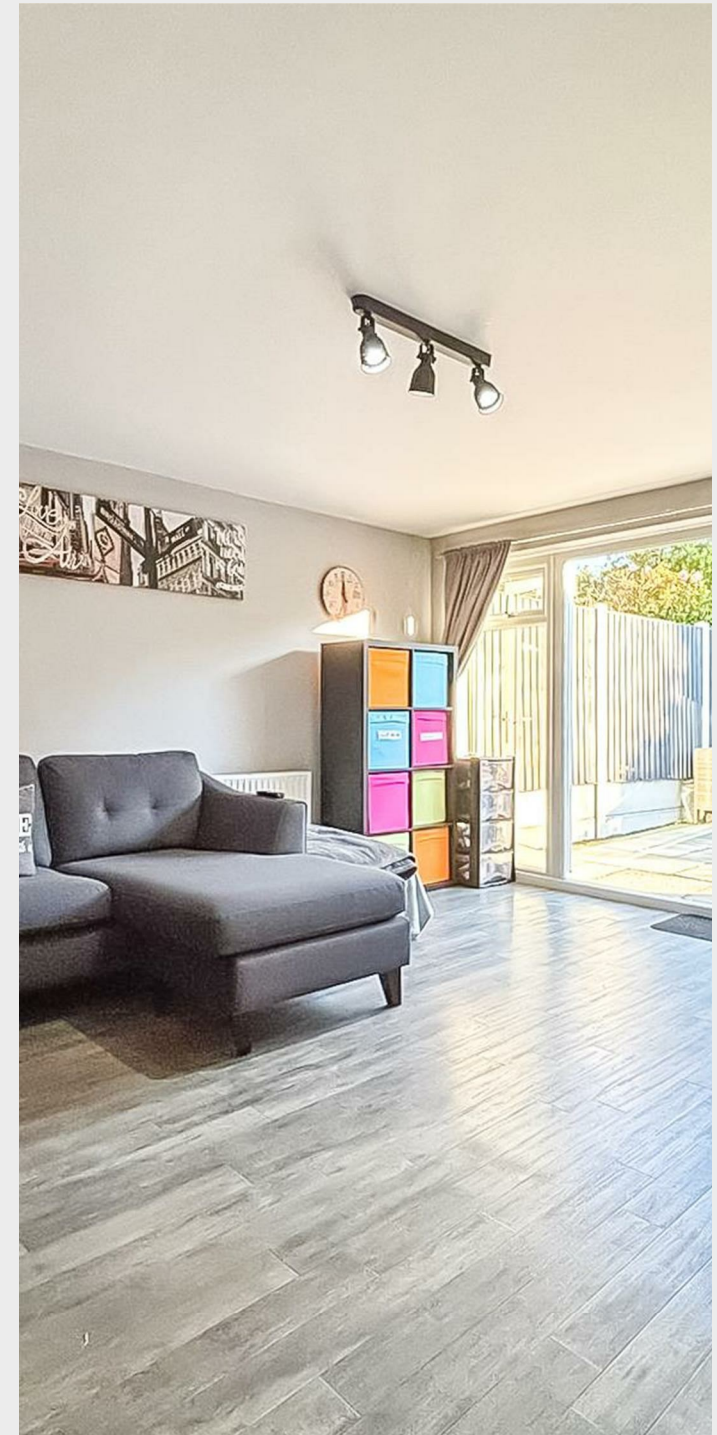
Bathroom

9'4" x 9'10"

Tiled floors, tiled surrounds, bath with mixer tap, walk in shower, vanity sink unit, double glazed window and wall mounted radiator.

Cabin

7'10" x 13'10"



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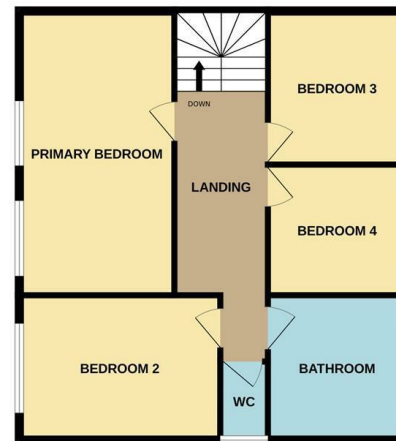
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GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	