



Located in the highly sought-after Graham Close in Hockley, Essex, this semi-detached home offers an exceptional opportunity for families and individuals alike. Boasting four spacious bedrooms, this property is perfect for those seeking ample living space. The two well-appointed reception rooms provide a welcoming atmosphere, ideal for both relaxation and entertaining guests.

The property features two bathrooms, ensuring convenience for all residents. One of the standout features is the generous 140ft west-facing rear garden, which not only offers a tranquil outdoor space but also presents exciting potential for extension, subject to the necessary planning permissions. This expansive garden is perfect for family gatherings, gardening enthusiasts, or simply enjoying the sunshine. Please note that the vendor has advised that the decking has deteriorated and needs TLC. The price takes in to account the work that needs doing.

While the home is already comfortable, there is ample scope to modernise and personalise the space to create your ideal living environment. This property truly represents a fantastic opportunity to invest in a desirable location, combining the charm of a semi-detached chalet with the potential for future enhancements. Don't miss your chance to make this house your home in the

- No Onward Chain
- Open Plan Kitchen/Diner
- 140ft Rear Garden
- Main Bathroom
- Quiet Location
- Four Bedrooms
- Large Side Garden
- Plenty Of Off Street Parking
- Garage / Detached Workshop
- Walking Distance to Local Amenities

## Graham Close

Hockley

**£500,000**

Offers In The Region Of





# Graham Close



## Entrance Hall

Composite front door, double glazed windows, power points, radiator, large storage cupboard (fitted boiler) and doors to lounge and open plan kitchen/diner.

## Lounge

21'10 x 10'7

Large double glazed windows to front, two radiators, TV points, power points and coving to ceiling edge.

## Guest Bathroom

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath, pedestal wash hand basin and low level w.c. Radiator. Tiled flooring. Part tiled walls. Plastered ceiling.

## Open Plan Kitchen/Diner

21'8 x 17

A modern range of 'shaker style' top and base units, roll top work surface, stainless steel sink with draining board, four ring gas hob, integrated double oven, space for dishwasher/fridge/freezer, tile effect floors through-out and large open space for a dining table. The kitchen has a double glazed windows to rear, french doors to rear decking and side door into utility area.

## First Floor Landing

Double glazed window to front aspect, loft access and doors to bedrooms.

## Bedroom One

16'3 x 10'7

Double glazed window to front aspect, coving to ceiling edge, radiator, potential for built in storage and plenty of power points.

## Bedroom Two

13'0 x 10'2

Double glazed windows, radiator, potential for built in storage, power points and coving to ceiling edge.

## Bedroom Three

11'1 x 10'1

Double glazed windows to rear aspect, two fitted wardrobes, power points, coving to ceiling edge and power points.

## Bedroom Four

7'5 x 6'7

Double glazed window to side aspect, smooth ceilings, power points.

## Bathroom

Obscure double glazed window to side aspect. A three piece white suite comprising twin gripped panelled bath with shower over and shower screen, pedestal wash hand basin and low level wc. Heated towel rail. Tiled flooring. Part tiled walls

## Rear Garden

140

Mature shrubs to side, mainly laid to lawn, large decking commencing the rear, wooden shed to remain.

## Side Garden

Access door to front driveway, doors to workshop & garage. Decking and potting area.

## Workshop

15'7 x 8'4

Power & Lighting.

## Garage

16'4 x 9'0

Double timber doors with power & lighting.

## Storage Room

Worktops, storage cupboard & lighting.

## Agents Note

EPC Rating: C

Council Tax Band : D

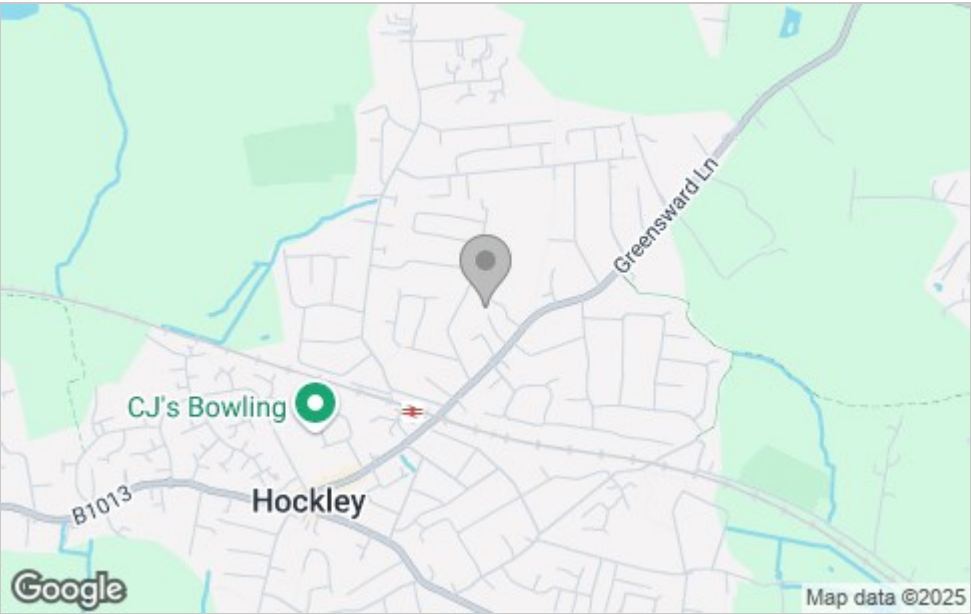




Floor Plan



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.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

11 Main Road, Hockley, Essex, SS5 4QY

Office: 01702 416476 [hockley@bearestateagents.co.uk](mailto:hockley@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>