



The Westerings | | Hockley | SS5 4NX  
Offers Over £600,000

**bear**  
*Estate Agents*



## The Westerings | Hockley | SS5 4NX Offers Over £600,000

This charming detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this home is ideal for families seeking ample living space. The property boasts two well-appointed reception rooms, providing versatile areas for relaxation and entertainment.

The heart of the home is the open-plan kitchen diner, which creates a warm and inviting atmosphere for family gatherings and social occasions. The kitchen is designed for both functionality and style, making it a delightful space for culinary enthusiasts. Additionally, the property features a study room, perfect for those who work from home or require a quiet space for study.

Outside, the garden is enhanced by a useful outbuilding equipped with power points, offering endless possibilities for use as a home office, gym, or additional storage. The side

- Detached Four Bedroom • Garage House
- Spacious Kitchen Diner • Outbuilding
- Off Street Parking • Close To Local Amenities
- Stone Throw Away From • Must View !  
Hockley Woods

### Hallway

Composite door with obscured glass front. Single window panel to side. Spotlight, wooden effect flooring with underfloor heating.

### Study

9'6 x 9'2 (2.90m x 2.79m )  
Spotlights, wooden effect flooring with underfloor heating. Composite door with obscured window to rear.





### Reception Room

9'7 x 9'6 (2.92m x 2.90m)  
Spotlight, wooden affect flooring with underfloor heating, bay window to front.

### Downstairs WC

Spotlights, wooden effect flooring with underfloor heating and window to side. Wash hand basin integrated unit with storage and low-level WC.

### Kitchen

14'7 x 9'1 (4.45m x 2.77m )  
Spotlights, tiled floor with underfloor heating, composite door with window and windows to side. Range of wall and floor mounted units with integrated sink and drainer unit space for oven and fridge freezer. Integrated dishwasher and washing machine.

### Dining Area

9'5 x 10'6 (2.87m x 3.20m)  
Steps lead down from kitchen area. Spotlights, tiled floor with underfloor heating and French doors leading to rear garden.

### Living Area

11'9 x 20'0 (3.58m x 6.10m)  
Stairs lead from hallway down to living area. Spotlights, wooden affect flooring with underfloor heating. Log burner with feature surround and French doors leading to rear garden.

### Landing

Spotlights, window to side. Access to all bedrooms and bathroom.







### Bedroom One

9'9 x 12'6 (2.97m x 3.81m )

Spotlights, wooden effect flooring, wall mounted radiator and window to rear garden.

### Bedroom Two

11'9 x 10'6 (3.58m x 3.20m)

### Bedroom Three

10'2 x 8'7 (3.10m x 2.62m )

Spotlights with two ceiling mounted light fittings, wooden effect flooring, wall mounted radiator and window to rear.

### Bedroom Four

7'2 x 11'9 (2.18m x 3.58m)

Spotlights, wooden effect flooring, wall mounted radiator and window to front.

### Bathroom

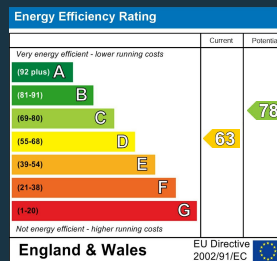
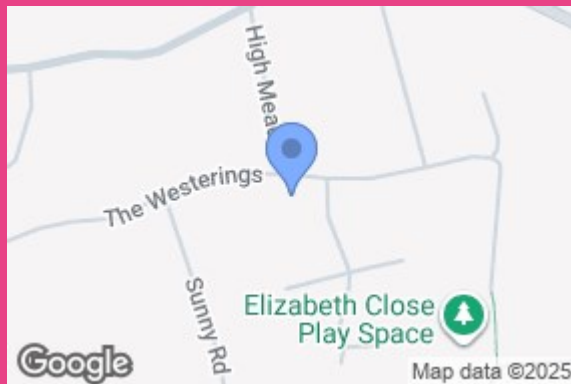
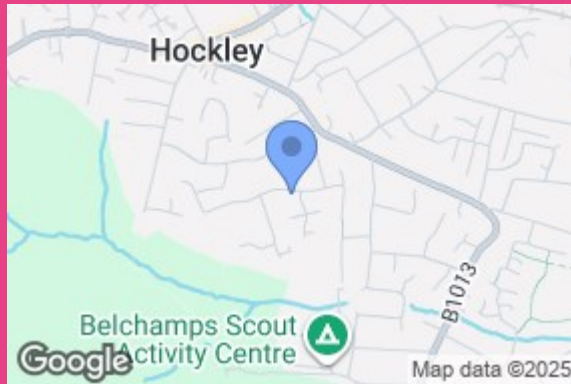
Spotlights, tiled floor and part tiled walls, with obscured windows to side. Two wall mounted heated towel rails, bath and separate Walk shower unit, wash handbasin and low-level WC.

### Rear Garden

Part decking area following onto lawn area. To rear, shingle area with wooden shed and outbuilding with power, gas and water. Access to front via side way.







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