



Pond Chase | | Hockley | SS5 4FS

\*Guide Price £825,000 -

**bear**  
*Estate Agents*



\*Guide Price £825,000 - £850,000\*

Bear Estate Agents are delighted to present this beautifully modern five-bedroom detached family home, offering contemporary style and generous living spaces throughout.

This impressive property spans three floors and is finished to a high standard throughout, providing versatile accommodation ideal for modern family life. The ground floor features a spacious open-plan kitchen and dining area, perfect for everyday living and entertaining, alongside two bright and welcoming lounges. The second floor hosts four well-proportioned bedrooms and a sleek, modern family bathroom, while the entire third floor is dedicated to a stunning primary suite complete with its own private ensuite and walk in wardrobe.

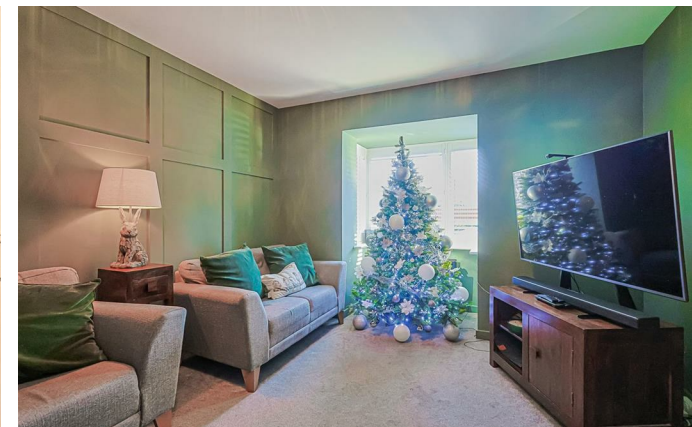
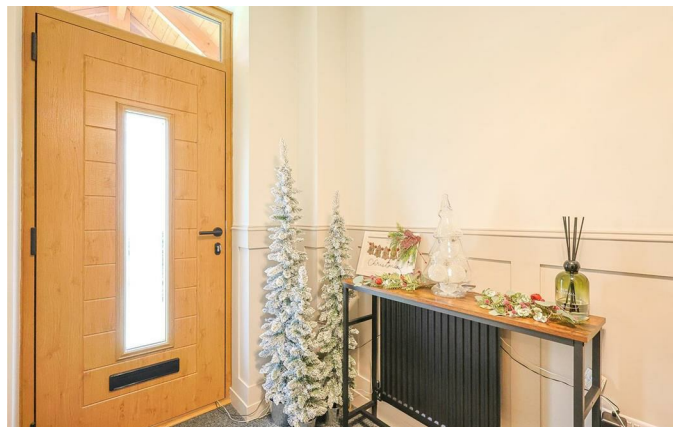
Externally, the home boasts a well-maintained and recently landscaped rear garden, ideal for outdoor living and family enjoyment. Additional benefits include off-street parking with electric point charger, a larger than average garage, and convenient side access.

Situated just off Folly Lane on a newly built development, the property remains close to local amenities, schools, and transport links; this exceptional property perfectly balances comfort, style, and practicality. Early viewing is highly recommended to fully appreciate the quality and space this outstanding home has to offer.

- Detached House
- Off Street Parking
- Downstairs WC
- Five Bedrooms
- Modern Finish Throughout
- Detached Garage To Side
- Third-Floor Primary Bedroom Complete With En-suite
- Master Suite On Top Floor

### Hallway

Landscaped Rear 13'7" x 5'7" (4.14m x 1.60m )  
Wooden effect composite door with window overhead to front. Ceiling mounted light fitting, wall mounted radiator and Amtico flooring throughout. Access to lounge, downstairs WC and living/kitchen area.







## Living Area

20'0 x 9'10 (6.10m x 3.00m)

Two ceiling mounted light fittings, Wall mounted radiator, bay window with feature shutter blinds to front and Amtico flooring throughout.

## Kitchen/Dining Area

27'4 x 7'3 (8.33m x 2.21m)

Two ceiling mounted light fittings, two wall mounted radiators, two double windows to rear and French doors leading to rear garden. Range of wall and floor mounted units including recessed sink and drainer area, integrated dishwasher, integrated dual double oven with separate gas hob and extractor fan overhead, double length fridge, wine cooler and lipped breakfast bar seating area. Part tiled splashback walls with Amtico flooring throughout.

## Downstairs WC

Ceiling mounted light fitting, wall mounted radiator, part tiled walls, wash hand basin, low-level WC and Amtico flooring throughout.

## Lounge

11'3 x 17'6 (3.43m x 5.33m )

Ceiling mounted light fitting, Bay window with feature shutter blinds to front, wall mounted radiator, feature panelled walls and carpeted throughout.

## Landing

Ceiling mounted light fitting, feature part panelled walls, access to bedrooms two, three, four and five as well as family bathroom and stairs to master suite.

## Bedroom Two

10'0 x 14'6 (3.05m x 4.42m )

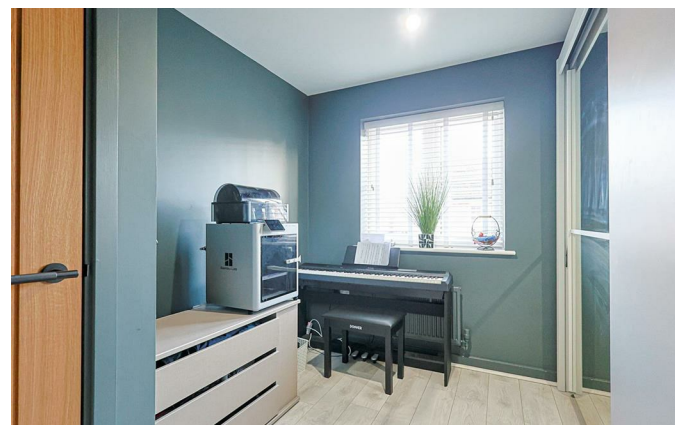
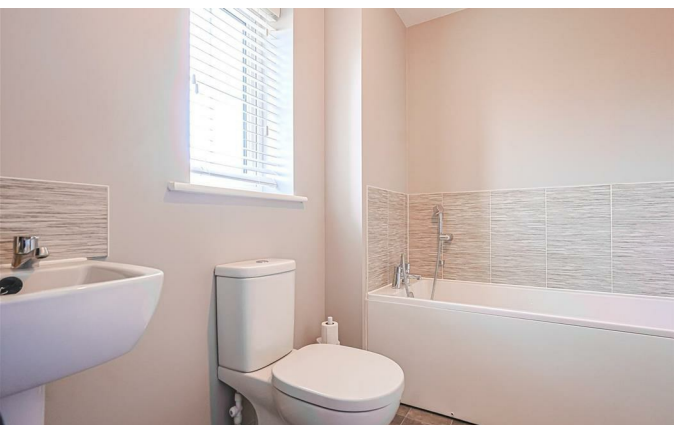
Ceiling mounted light fitting, double window to rear, wall mounted radiator and wooden effect flooring throughout. Access to Jack and Jill bathroom.

## Bedroom Three

11'5 x 9'11 (3.48m x 3.02m )

Ceiling mounted light fitting, double window to rear, wall mounted radiator, feature panelled wall, integrated storage cupboard and access to Jack and Gill bathroom.







### Bedroom Four

9'8 x 8'11 (2.95m x 2.72m)

Ceiling mounted light fitting, window front, wall mounted radiator and wooden effect flooring throughout.

### Bedroom Five

9'8 x 8'11 (2.95m x 2.72m)

Ceiling mounted light fitting, window to front, wall mounted radiator, fitted storage and display unit and wooden effect flooring throughout.

### Bathroom

8'8 x 6'4 (2.64m x 1.93m )

Ceiling mounted light fitting, obscured window to front, heated towel rail, bath unit, wash hand basin and low-level WC. Vinyl flooring throughout.

### Bedroom One

23'5 x 19'8 (7.14m x 5.99m )

Two ceiling mounted light fitting, three windows to front with double Velux window to rear, built-in storage cupboard and separate walk-in wardrobe area, two wall mounted radiators and access to ensuite.

### Ensuite

7'1 x 9'11 (2.16m x 3.02m)

Ceiling mounted light fitting, double velux window to rear, part tiled walls, bath unit, shower unit, heated towel rail, wash hand basin and low-level WC. Vinyl flooring throughout.

### Rear Garden

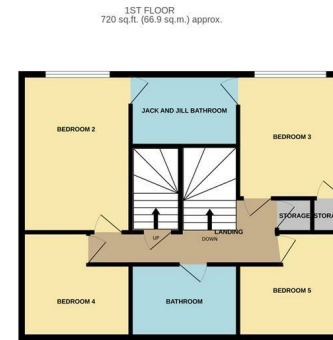
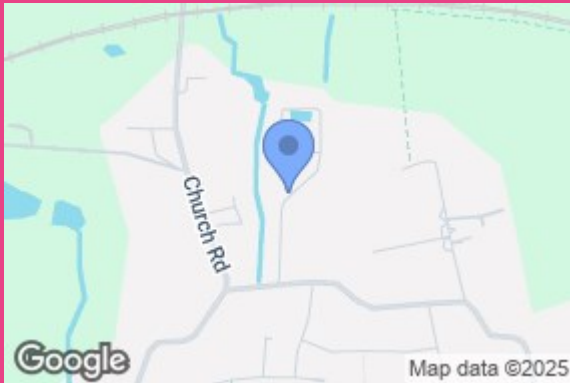
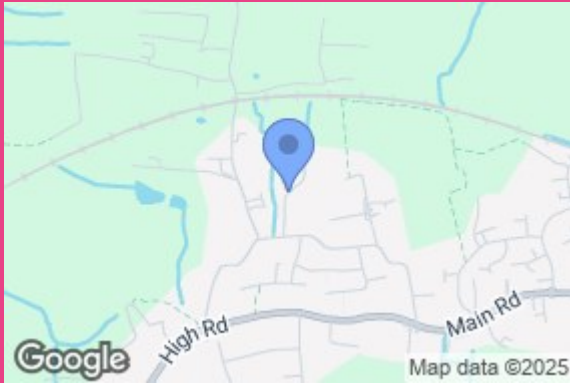
Access from kitchen/dining area. Complete patio area surround with Astroturf grass to centre. Love fire pit area with seating, back gate, access to detached garage, shed with power and lighting to one side and side access to the other side.

### Agents Notes

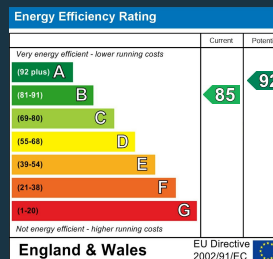
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Tenure - Freehold  
Council Tax Band - F





TOTAL FLOOR AREA: 1882 sq.ft. (174.9 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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