



Greensward Lane | | Hockley | SS5  
Guide Price £450,000

**bear**  
Estate Agents

# Greensward Lane | Hockley | SS5 5HD

Guide Price £450,000-£475,000  
Introducing this four-bedroom semi-detached home, available with a complete onward chain. Ideally located near schools, shops, and Hockley train station, it offers a direct commute to London Liverpool Street within an hour. The home spans two floors and provides ample living space for the family.

The ground floor includes a spacious lounge, a separate dining room (with potential for open-plan living), a well-equipped kitchen, and a conservatory that enhances the indoor-outdoor experience. Additional features include a separate study, utility space, and a downstairs WC. The property boasts a large, private rear garden with a patio area, ideal for outdoor entertaining.

Upstairs, there are four generously sized bedrooms, with the master bedroom featuring an en-suite and fitted wardrobes. A convenient laundry room facilitates easy transfer of washing to the bedrooms. The property also offers off-street parking and potential for extension, subject to local planning permissions.

Internal viewing is essential to appreciate this spacious family home in a highly sought after location.

- Four Bedrooms Semi Detached
- Three Reception Rooms
- Study Room
- Un-Overlooked 85'ft Rear Garden
- Newly Fitted Bathroom
- Potential To Extend STPP
- Walking Distance To Train Station, Shops And Schools
- A Must View

**Exterior**  
Off street parking and side access to the rear garden approx. 85'ft, with fenced perimeters and a patio area at the rear for relaxing or entertaining in the sun.





## Interior

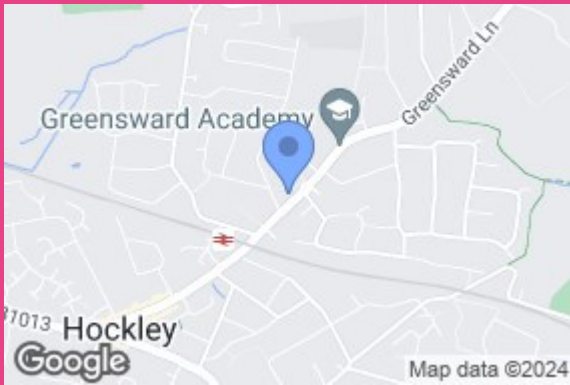
Step into a spacious entrance hall that leads to various parts of this inviting home. The separate kitchen features integrated appliances and fitted units, seamlessly connecting to the living room. From there, doors open into the conservatory/dining room, providing a perfect family space. A second reception room offers great versatility, and a separate study is ideal for working from home. The ground floor also includes a convenient downstairs WC.

Upstairs, the main bedroom features a ceiling fan light, views of the private rear garden, and access to a three-piece en-suite. The other three bedrooms offer ample space, and the recently refurbished main family bathroom is finished to a high standard. Additionally, a laundry room is available to accommodate the family's needs.

**EPC : ORDERED**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B	75	
(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	

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