

Property details approval form

55 Hockley Road, RAYLEIGH, Essex, SS6 8BG

Date: 30 April 2024

Property Ref and Version: RAY308301 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £850,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Detached House
- > Eight Double Bedrooms
- > Two Reception Rooms & Two Conservatories
- > Two Cloakroom, En-Suite & Family Bathroom
- > Carriage style driveway & Double Garage
- > Perfect for larger families

○ Short Description

This impressively spacious property boast EIGHT double bedrooms, FOUR reception rooms, DOUBLE GARAGE, in & out driveway, kitchen breakfast room, TWO cloak rooms, en-suite and a family bathroom over THREE floors. Located in the heart of Rayleigh with everything on your door step.

○ Long Description

This home has to be seen to be believed! From the moment you pull up you will notice just how vast this property really is and instantly welcomed by it's gated in and out driveway which also has access to a double garage. As you enter through the porch there is Lounge/diner with access to conservatory, another living area or formal dining room with double bay windows to the front, modern fitted kitchen breakfast room running two thirds of the home leading to yet another conservatory and a ground floor cloak room. As you make your way to the first floor you have Master bedroom with en-suite the remaining five bedrooms on this level and family bathroom. On the second floor you have another two bedrooms and a cloak room, with one of the bedrooms given access to the remaining loft space or potential walk in wardrobe. Due to the amount of rooms this property has it could certainly be used by an array of families and could offer some really versatile living. This property has to be seen to be believed so please contact us and arrange your viewing ASAP.

○ Directions

Sat Nav: SS6 8BG

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○ Room Description

Entrance Porch

Access via Double glazed French doors to front. Double glazed windows to front and side.

Entrance Hall

Door to front. Stairs to first floor accommodation. Internal French doors to Lounge. Laminate flooring.

Ground Floor Cloakroom

Double glazed window to rear. Two piece suite comprising of wash hand basin with vanity unit and low level flush W.C. Radiator. Tiled walls.

Lounge

26' 1" measured into bay window x 14' 8" (7.95m measured into bay window x 4.47m)

Double glazed bay window to front. Double glazed French doors leading to conservatory. Radiator. Smooth plastered ceiling.

Dining Room

20' 7" x 12' (6.27m x 3.66m)

Two double glazed windows to front. Feature fireplace. Laminate flooring. Radiator.

Kitchen

26' 6" x 9' 8" (8.08m x 2.95m)

Two double glazed windows to rear. Double glazed door to rear. Double glazed French doors to rear leading to conservatory. Kitchen is fitted with a range of wall mounted and base units, finished with granite worksurfaces, inset with one and a half bowl sink/drain unit. Breakfast bar. Integrated eye level double oven and hob. Integrated washing machine and dishwasher. Space for fridge/freezer. Tiled floor. Smooth plastered ceiling.

Conservatory One

13' 3" x 10' 6" (4.04m x 3.20m)

Upvc construction. Double glazed windows to sides and rear. Double glazed door to rear.

Conservatory Two

13' 3" x 10' 6" (4.04m x 3.20m)

Upvc construction. Double glazed windows to sides and rear. Double glazed door to side.

First Floor Landing

Stairs from entrance hall. Stairs to second floor accommodation. Double glazed window to front. Radiator.

Bedroom One

13' 8" maximum measurement x 12' 9" (4.17m maximum measurement x 3.89m)

This room is situated on the first floor. Double glazed window to rear. Fitted wardrobes. Radiator. Smooth plastered ceiling.

En-Suite

Double glazed window to rear. Three piece suite comprising of shower cubicle, wash hand basin and low level flush W.C. Radiator. Tiled walls.

Bedroom Two

12' 8" x 9' 6" (3.86m x 2.90m)

This room is situated on the first floor. Double glazed window to front. Radiator.

Bedroom Three

11' 5" x 9' 6" (3.48m x 2.90m)

This room is situated on the first floor. Double glazed window to rear. Radiator. Smooth plastered ceiling.

Bedroom Four

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10' 6" x 8' 6" (3.20m x 2.59m)

This room is situated on the first floor. Double glazed window to front. Radiator. Smooth plastered ceiling.

Bedroom Five

9' 9" x 9' 5" (2.97m x 2.87m)

This room is situated on the first floor. Double glazed windows to rear and side. Radiator.

Bedroom Six

10' 4" x 9' 5" (3.15m x 2.87m)

This room is situated on the first floor. Double glazed windows to front and side. Radiator. Laminate flooring.

Bathroom

This room is situated on the first floor. Double glazed window to rear. Four piece suite comprising of panel enclosed bath, shower cubicle, wash hand basin and low level flush W.C. Radiator. Smooth plastered ceiling.

Second Floor Landing

Stairs from first floor landing.

Bedroom Severn

17' 3" x 15' (5.26m x 4.57m)

This room is situated on the second floor and has some restricted head height. Double glazed window to rear. Eaves storage. Radiator.

Bedroom Eight

15' x 14' 4" (4.57m x 4.37m)

This room is situated on the second floor and has some restricted head height. Double glazed window to rear. Eaves storage. Access to walk in lost space. Radiator.

Second Floor Cloakroom

Double glazed window to rear. Two piece suite comprising of wash hand basin and low level flush W.C. Radiator.

Front Garden

The front of the property is enclosed with access via gates. The front is laid to block paving providing ample off street parking and access to the double garage. There is side access to the rear garden.

Double Garage

Access via electric roller shutter door to side. Personal door to rear. Two double glazed windows to front.

Rear Garden

The rear garden commences with an L shaped patio area. The remainder of the garden is laid to lawn with flower and shrub borders. There is a decorative Pergola housing a water feature and a Koi pond. There are two garden sheds which we understand are to remain and a Summer House.

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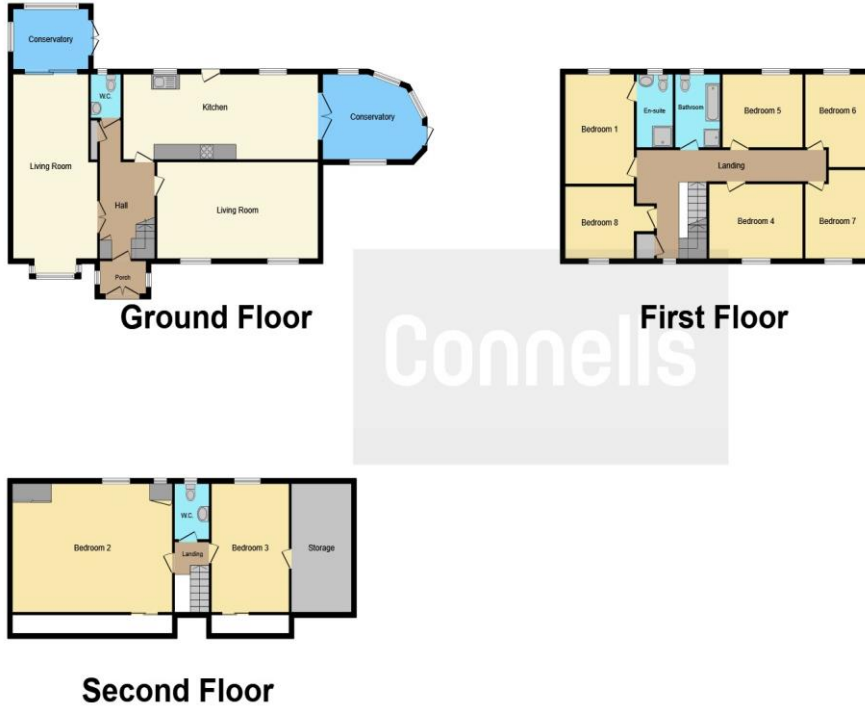
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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature

Date

| | Signature | Date |
|---------------|-----------|------|
| Oliver Carter | | |
| Mr D. Lucas | | |