

Spa Road, Hockley, SS5 4AS



Guide Price: £1,250,000 - £1,350,000

We are privileged to bring to the market this charming detached Grade II Listed period property dating back to the mid-19th century, The Old Spa House is situated in the heart of Hockley within a stone's throw of mainline railway station with links to London, Liverpool Street, as well as an abundance of shops and local schools.

The property provides extensive living accommodation with four double bedrooms, four reception rooms, as well as conservatory, sunroom, kitchen/breakfast room, games room, gym, spa/sauna room, ground floor shower room, together with three bedroom first floor flat, with the potential for commercial income as well as a basement apartment. The property also offers possible commercial potential, subject to the necessary consents, as it has previously had commercial use approval.

Externally there is a beautifully maintained landscaped rear garden, large double garage/workshop to rear and off street parking to front and rear.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Council Tax Band: F. EPC Rating: F. Our Ref: 12731.

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Accommodation comprises:

Entrance via beautifully stained glass front door to entrance porch.

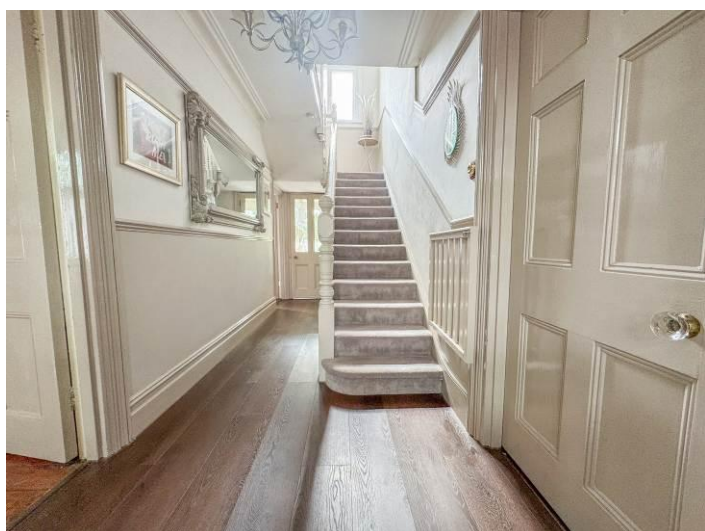
LARGE ENTRANCE PORCH

Coved cornice to plastered ceiling with ceiling rose pendant. Part tiled walls. Original black and white check flooring. Step to main entrance hall.



ENTRANCE HALL

Coved cornice to plastered ceiling. Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Dado rail. Picture rail. Wood effect flooring.



DRAWING ROOM 18' x 11' 11" (5.49m x 3.63m)

Double glazed window to front aspect. Feature fireplace with inset fire and raised hearth. Cast iron radiator. Picture rail. Original wood flooring. Coved cornice to plastered ceiling.



KITCHEN/BREAKFAST ROOM 18' x 12' 6" (5.49m x 3.81m)

Window to rear aspect. Double glazed window to side aspect. A comprehensive range of red gloss eye and base level units incorporating granite work surface with inset one and a half sink drainer unit with mixer tap. Siemens double oven. Four ring ceramic hob. Integrated dishwasher. Integrated fridge freezer. Full height storage cupboards. Tiled flooring. Door returning to entrance hall.



FAMILY ROOM 13' 4" x 12' 6" (4.06m x 3.81m)

Window to conservatory. Fireplace with inset fire and wood surround. Coved cornice to ceiling. Picture rail. Cast iron radiator. Original wood flooring.



DINING ROOM/LIVING ROOM 13' 5" x 11' 11" (4.09m x 3.63m)

Window to front. Fireplace with inset fire. Cast iron radiator. Picture rail. Coved cornice to ceiling. Original wood flooring. Steps to sunroom.



SUNROOM

Window to front aspect. Tiled flooring. Door to inner hall / reception room. Door to original spa room.

SPA ROOM 32' 10" x 20' 3" (10.01m x 6.17m)

Windows and double doors to front aspect. Currently be used as a snooker room. Feature vaulted ceiling measuring 19' 10" (6.05m). Double doors to office/workshop. Double doors to further inner hallway. Stairs to stunning **MEZZININE FLOOR** with balustrade and exposed brickwork walls providing a viewing gallery type space overlooking the spa room.



INNER HALLWAY / RECEPTION ROOM 26' 5" x 11' 4" (8.05m x 3.45m)

Accessed via inner lobby and sunroom. Double doors to conservatory. Door to spa room. Parquet flooring. Radiators.

L-SHAPED CONSERVATORY 20' 1" x 20' (6.12m x 6.1m)

Double glazed windows to rear aspect. Two sets of double glazed French doors providing access to the beautifully maintained garden. Door to entrance hall. Door to laundry room. Double doors to inner hallway / reception room.



LAUNDRY ROOM 11' 11" x 10' 4" (3.63m x 3.15m)

Base and eye level storage cupboards. Space and plumbing for washing machine and tumble dryer. Ceiling with inset spotlights. Door to inner lobby. Door to swim spa/sauna. Door to inner utility room.

SWIM SPA/SAUNA ROOM 25' x 12' 10" (7.62m x 3.91m)

Two sets of double doors providing access to garden. Hydro pool/jacuzzi swim spa. Corner sauna unit.



INNER LOBBY

Door to ground floor shower room.

GROUND FLOOR SHOWER ROOM

A three piece suite comprising tiled corner shower cubicle with thermostatic shower, wash hand basin and close coupled wc. Tiled walls. Tiled flooring.



INNER UTILITY ROOM 11' 11" x 4' 11" (3.63m x 1.5m)

Door to laundry room. Door to open plan storage area. Double doors back to spa room.



STORAGE AREA 20' 2" max x 17' 6" max (6.15m x 5.33m) Door providing access to **DOUBLE GARAGE 24' 4" x 18' 11" (7.42m x 5.77m)** with electric up and over door to front. Personal door to side. Power and lighting.

FURTHER INNER HALLWAY

Stairs to first floor self contained flat. Doors to ground level office space.

GROUND LEVEL OFFICE SPACE 11' x 10' 9" (3.35m x 3.28m)

Further room leading from the office measuring 11' x 8' (3.35m x 2.44m).

FIRST FLOOR MAIN HOUSE LIVING ACCOMMODATION

FIRST FLOOR LANDING

Feature stained glass window overlooking the rear garden. Radiator. Original wood flooring. Coved cornice to ceiling.



BEDROOM ONE 18' x 11' 11" (5.49m x 3.63m)

Double glazed lead light stained glass window to front aspect. Cast iron radiator. Original wood flooring. Coved cornice to ceiling.



BEDROOM TWO 13' 3" x 12' 6" (4.04m x 3.81m)

Double glazed window to rear aspect. Radiator. Coved cornice to ceiling.



BEDROOM THREE 13' 4" x 11' 10" (4.06m x 3.61m)

Double glazed lead light stained glass window to front aspect. Radiator. Coved cornice to ceiling.



BEDROOM FOUR/STUDY 9' 5" x 9' 2" (2.87m x 2.79m)

Double glazed window to rear aspect. Radiator. Coved cornice to ceiling. (Currently being used as a dressing room).



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising freestanding roll top bath with centralised chrome mixer taps and telephone handset shower attachment, pedestal wash hand basin with chrome mixer taps and close coupled wc. Cast iron radiator. Coved cornice to ceiling. Original wood flooring.



SELF CONTAINED THREE BEDROOM FLAT ACCOMMODATION

The flat is accessed internally from the main building.

Stairs to first floor accommodation. Personal door to flat.

ENTRANCE HALL

Plastered ceiling. Radiator.

BEDROOM TWO 12' 7" x 10' 3" (3.84m x 3.12m)

Double glazed window to rear aspect. Electric radiator. Plastered ceiling.



BEDROOM THREE 13' 3" x 10' 2" (4.04m x 3.1m)

Double glazed window to rear aspect. Electric radiator. Plastered ceiling.

OPEN PLAN KITCHEN/FAMILY ROOM 17' 11" x 15' 10" (5.46m x 4.83m)



KITCHEN AREA

A range of high gloss base and eye level units incorporating granite effect roll top work surface with a one and a half stainless steel sink drainer unit. Integrated twin eye level electric oven. Electric hob with extractor over. Space and plumbing for appliances. Wood effect flooring.

LOUNGE AREA

Double glazed window to rear aspect. Electric radiator. Part wood effect flooring and carpet. Textured ceiling. Door to master bedroom.



MASTER BEDROOM 12' 9" x 11' 9" (3.89m x 3.58m)

Double glazed window to rear aspect. Electric radiator. Plastered ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising double walk in shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer taps and back to wall wc with wood effect vanity storage surround. Tile effect flooring.

BATHROOM

A three piece suite comprising panelled bath with shower over and full height glass shower screen, wall hung wash hand basin with vanity storage below and close coupled wc. Tile effect flooring. Plastered ceiling.



Agents Note:

The self contained three bedroom flat has the potential to be let out for commercial gain and we would estimate a per calendar month return of approximately £1,200.

Access to ground floor basement/bedsit.

SELF CONTAINED BASEMENT/BEDSIT

Access via door to side of the main house.

BEDROOM/LOUNGE AREA 16' 11" x 16' 6" (5.16m x 5.03m)

Double glazed window to front aspect. Plastered ceiling with inset lighting. Electric radiator. Doors to wc. Open plan to kitchen.



SEPARATE WC

A two piece suite comprising inset wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Wood effect flooring. Marble effect wall covering.

SHOWER ROOM

Shower cubicle with electric shower.

KITCHEN

A range of modern Shaker style base and eye level units incorporating work surface with inset stainless steel sink drainer unit. Integrated electric oven. Electric hob with stainless steel extractor chimney above. Plumbing and space for appliances.



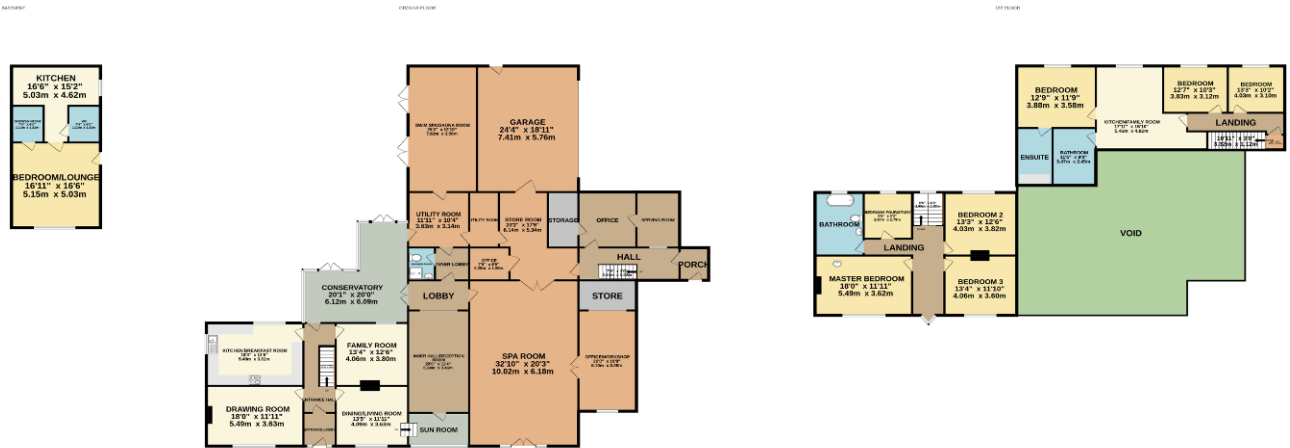
Agents Note:
The self contained basement/bedsit has the potential to be let out for commercial gain and we would estimate a per calendar month return of approximately £700.

EXTERIOR.

To the **SIDE OF THE PROPERTY** there is electric gated access to the **GARAGE** and two driveways providing off street parking.



There is a beautifully **LANDSCAPED REAR GARDEN** including a **TERRACED SEATING AREA** with brick paved pathway leading to garden. Established box hedging. Flower bed borders continuing onto a shingled hard landscaped area.



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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