



BROWN & BRAND



Pond Chase
Hockley, SS5 4FU

- Executive 5 bed detached house within 10 min drive of Hockley station
- Quiet sought after development with views to front
- Impressive open plan kitchen/diner
- 2 receptions, utility and cloakroom

Guide Price £725,000-£750,000





Property Description

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Uniquely positioned on the ever-popular Pond Chase development is this detached 5 bedroom family home with uninterrupted views to front and multiple off road parking spaces to choose from. The property benefits from a serene sense of privacy whilst also being a part of a well established development.

Entering the property you are met with a welcoming entrance hall and two reception rooms either side. Both are noticeably filled with natural light with one leading to the rear garden via French doors. To the rear of the home you'll find downstairs WC, under-stair storage, utility room and open-plan kitchen & dining area along with further access to the rear garden.

To first floor is the generously sized master bedroom with built-in wardrobes and en-suite, both with views to front. Bedroom 2 is another large dual aspect bedroom with views of the rear garden. Walking back towards the front of the house you'll pass the four piece family bathroom and storage cupboard housing a Home flow hot water tank. Bedroom 3 & 4 are located to the front with Bedroom 3 currently being used as a home office and Bedroom 4 again enjoying the views.



To second floor is Bedroom 5 which is substantial in size and also makes the most of the views to front. Skylight style windows pour light into the room which sweeps round to a dressing area and entrance to 3 piece en-suite.

Externally the property boasts a large rear garden area, much of which is patio with a grass area to the rear boundary. A single linked garage has an electric supply and is currently being used as a home gym.

Hockley Train Station is a 10 minute drive away and the C2C line takes 45 minutes to get to London Liverpool Street Station. Families in this area benefit from proximity to esteemed educational institutions, including Hockley Primary School, Westerings Primary Academy, Plumberow Primary Academy, and Greensward Academy.



ENTRANCE HALL

RECEPTION ROOM

12' 8" x 12' 8" (3.86m x 3.86m)

LIVING ROOM

18' 4" x 12' 4" (5.59m x 3.76m)

WC

UTILITY ROOM

6' 7" x 8' 10" (2.01m x 2.69m)

KITCHEN/DINING ROOM

29' 2" x 14' 5" (8.89m x 4.39m)

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

18' 4" x 12' 7" (5.59m x 3.84m)

ENSUITE

BEDROOM TWO

11' 6" x 14' 5" (3.51m x 4.39m)

BATHROOM

BEDROOM THREE

9' 10" x 8' 2" (3m x 2.49m)

BEDROOM FOUR

7' 10" x 11' 2" (2.39m x 3.4m)



SECOND FLOOR ACCOMMODATION

BEDROOM FIVE

13' 2" x 31' 9" (4.01m x 9.68m)

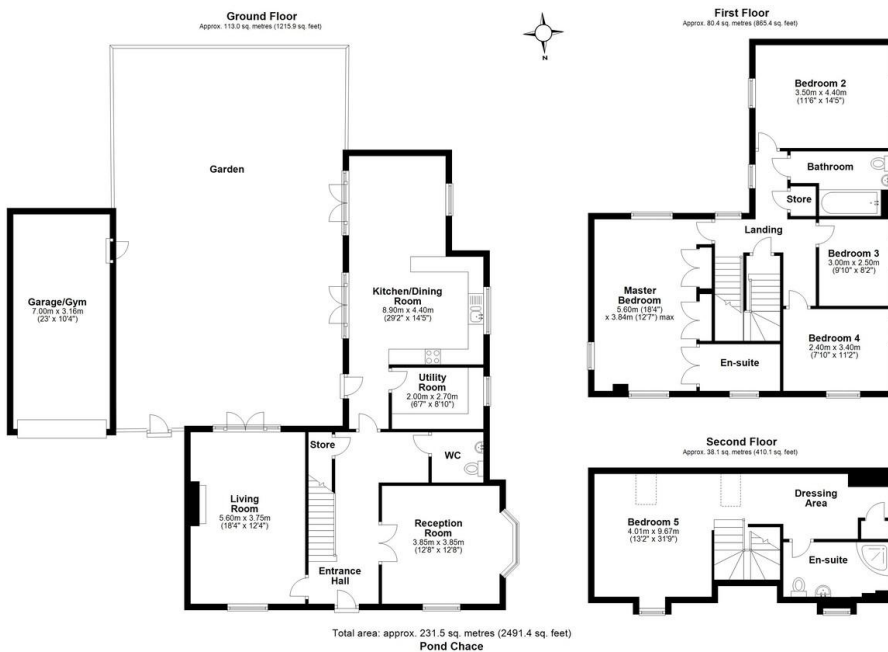
DRESSING AREA

ENSUITE

GARAGE/GYM

REAR GARDEN





Energy performance certificate (EPC) - Find an energy certificate - GOV.UK 16/02/2024, 11:33

Energy performance certificate (EPC)		
36, Pond Chase HOSPITAL SS0 4PU	Energy rating B	Valid until: 19 November 2028 Certificate number: 8295-9056-5139-5027-8983
Property type	Detached house	
Total floor area	203 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.