



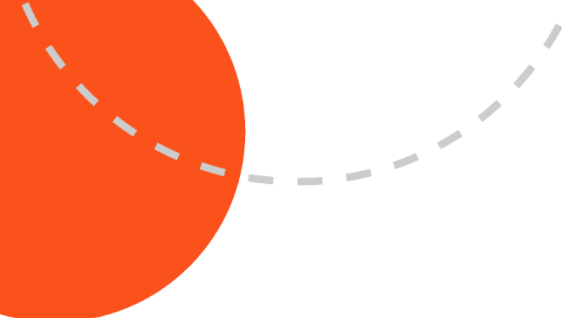
35 Uplands Road, Hockley, Essex, SS5 4DL

Two Bedroom Semi-Detached House / Price: £350,000 - £375,000 / Tel: 01702 207720





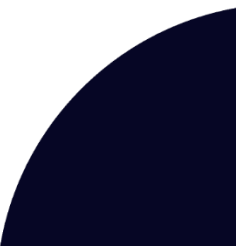




Situated in the sought-after area of Hockley, this well-presented **two-bedroom** semi-detached home is offered with **no onward chain**. Upon entering, you're greeted by a bright and welcoming entrance hall, leading into a spacious open-plan kitchen/diner. The kitchen provides ample worktop space, making it a practical and efficient space for everyday living. To the rear of the property, the living room offers a well-proportioned and comfortable area for relaxing or entertaining. Upstairs, the property features two bedrooms, a two-piece bathroom, and a separate cloakroom for added convenience. Outside, the rear garden is of a good size and includes access to a detached garage whilst the front of the property also benefits from off-street parking.

Location wise you will find yourself centrally located for the Village shops and eateries, Hockley train station with fast direct access to London and great local Schools such as Westerings & Greensward Academy.

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**A space to  
call home.**





## Property Information

- / Semi-Detached House
- / Two Bedrooms
- / Open Plan Kitchen/Diner
- / Spacious Living Room
- / Two Piece Bathroom & Separate Cloakroom
- / Driveway & Detached Garage
- / EPC Rating: Pending
- / Council Tax Band: D
- / No Onward Chain





Entrance door leading to:

### Entrance Hall /

17'8 x 5'7

Double glazed strip windows to front aspect, plastered and coved ceiling, tiled flooring, staircase to first floor living accommodation with fitted carpet and wood balustrade, understairs storage cupboard, radiator, doors leading off:

### Open Plan Kitchen / Diner /

#### Kitchen /

9'6 x 9'5

Fitted at both eye and base level in a range of wood units with working surface over, space for fridge/freezer, space for cooker with integrated extractor fan above, ceramic butler sink with mixer tap, double glazed door providing side access, double glazed window to side aspect, plastered and coved ceiling, tiled flooring and part tiled walls, power points, open access to:

#### Dining Area /

9'6 x 9'5

Double glazed bay window to front aspect, plastered and coved ceiling, tiled flooring, power points.

#### Living Room /

15'6 x 11'7

Double glazed window to rear aspect, double glazed door to rear garden, solid wood flooring, plastered and coved ceiling, feature fireplace, fitted wall lights, power points.









## **Galleried Landing /**

**11'3 x 8'1**

Fitted carpet, wood balustrade, fitted wall lights, doors leading off:

## **Bedroom One /**

**15'7 x 14'4**

Double glazed windows to front aspect, wood flooring, plastered and coved ceiling, storage cupboard, power points.

## **Bedroom Two /**

**8'2 x 8'0**

Double glazed window to rear aspect, fitted carpet, plastered ceiling, power points.

## **Bathroom /**

**7'4 x 6'1**

Two-piece suite comprising of integrated bathtub with mixer tap and fitted electric shower, pedestal wash hand basin with mixer taps, double glazed window to side aspect, plastered ceiling, wood flooring, heated towel rail.

## **Cloakroom /**

**6'2 x 2'9**

Double glazed window to side aspect, low level w/c, plastered ceiling, part tiled walls, fitted carpet.





## Rear Garden /

Sun patio to immediate rear of property, laid to lawn area, mature planting, access to detached garage.

## Detached Garage /

Up and over door.

## Front Garden/

Block paved driveway providing parking for vehicles, side gate to rear.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





