



Bullwood Approach | | Hockley | SS5 4RR
Guide Price £750,000-£775,000

bear
Estate Agents

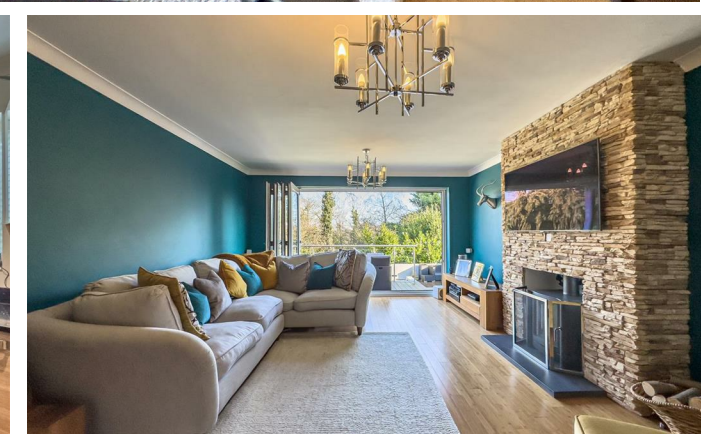
Nestled on one of Hockley's most sought-after private roads, this beautifully presented four-bedroom home offers the perfect balance of luxury, space, and convenience. Just a short walk from the picturesque Hockley Woods, the property enjoys a tranquil setting while remaining well-connected, with Hockley train station providing direct access to London and highly regarded schools within easy reach.

Spanning over 2,000 sq. ft. across two floors, the home welcomes you with a spacious entrance hall leading to a large lounge featuring a working log burner and bi-fold doors that open onto a rear decking area—ideal for seamless indoor-outdoor living. The ground floor also boasts a separate dining room, a high-end kitchen breakfast room with integrated appliances, a utility room, a WC, and a home gym with direct access to the integral garage.

Upstairs, the generous landing leads to a dedicated study with built-in storage and four double bedrooms. The impressive master suite stands out with its private dressing room, en-suite, and a stunning freestanding bath positioned to take full advantage of the large window's serene woodland views. The home also benefits from a main family bathroom and two additional en-suites, ensuring comfort and privacy for all.

Externally, the property offers a large driveway providing off street parking and a beautifully landscaped rear garden backing onto woodland, providing a private and peaceful retreat.

Combining a secluded rural feel with modern convenience, this exceptional home is a rare find in an enviable location.



- Detached Four Double Bedroom Home
- Walking Distance To Local Amenities
- Home Gym, Utility Room And Garage
- Ample Off-Street Parking
- Situated On One Of Hockley's Most Sought After Private Roads
- Primary Bedroom With Free Standing Bath, En-Suite And Dressing Room
- Walking Distance To Local Schools And Station
- Excellent Condition Throughout With Modern Kitchen And Bathrooms
- Two En-Suites And A Main Family Bathroom
- Stones Throw From Hockley Woods

Entrance Porch
 Door leading to the hall way, power, wood flooring and obscure feature glass.



Hallway

Stairs to first floor accommodation. Under stairs storage cupboard. Double door fitted storage cupboard. Wood flooring. Coving to plastered ceiling. Wall mounted radiator and oak French doors to Lounge.

Lounge

16'11" x 13'11" (5.16m x 4.24m)

Double glazed bi-fold doors providing access to rear garden, feature fireplace with inset log burner, wood flooring, coving to plastered ceiling and wall mounted radiator.

Dining Room

16'11" x 9'11" (5.16m x 3.02m)

Double glazed window facing the rear aspect., feature panelled wall, wood flooring, plastered ceiling and wall mounted radiator.

Kitchen/Breakfast Room

21'1" x 9'10" (6.43 x 3.00)

Two double glazed windows facing the front aspect., range of modern base and eye level units, granite work surfaces, inset sink with mixer tap and Granite drainer., integrated eye level electric oven, separate gas hob with stainless steel extractor above, granite splash backs, integrated appliances, breakfast bar, custom housing for American style fridge/freezer with storage surround, granite effect tiled floor, plastered ceiling, inset LED spot lights and wall mounted radiator.

Utility Room

6'11" x 6'7" (2.11m x 2.01m)

Double glazed door providing access to the side aspect, shaker style base and eye level units, inset butler sink, space for other appliances., tiled floor, plastered ceiling and inset LED spot lights.

Ground Floor Cloakroom/WC

Obscure double glazed window facing the side aspect, WC, inset wash hand basin with vanity storage below, tiled flooring, plastered ceiling, inset spot lights, heated towel and wall mounted radiator.

First Floor Landing

10'11" x 8'7" (3.35 x 2.62)

Large double door storage cupboard and coving to plastered ceiling.

Primary Bedroom

17 x 13'10 (5.18m x 4.22m)

Double glazed window facing the rear aspect., free standing roll edge bath with floor mounted mixer tap, hand-held shower attachment, tiled flooring, plastered ceiling, inset LED spot lights and wall mounted radiator.

En Suite

10'2" x 7'3" (3.10 x 2.21)

Contemporary vanity storage with His & Her table top wash hand basins, fully tiled walk-in shower enclosure with glass screen and waterfall shower head, feature brick tiled wall, tiled floor, tiled walls and wall mounted heated towel radiator.



Dressing Room

8'7" x 8'7" (2.62 x 2.62)

Obscure double glazed window facing the side aspect, custom fitted to ample clothing storage, plastered ceiling and inset LED spot lights.

Bedroom Two

12'1" x 11'8" (3.68m x 3.56m)

Double glazed window facing the front aspect, coving to plastered ceiling and wall mounted radiator.

Bedroom Three

11'8" x 10'5" (3.56 x 3.18)

Double glazed window facing the front aspect, coving to plastered ceiling and wall mounted radiator.

Bedroom Four

17 x 10'0" (5.18m x 3.05m)

Double glazed window facing the front aspect, coving to plastered ceiling and wall mounted radiator.

En Suite

6'1" x 5'7" (1.85m x 1.70m)

WC, inset wash hand basin with vanity storage below, tiled corner shower cubicle with electric shower tiled floor, tiled walls, plastered ceiling, inset LED spot lights and wall mounted radiator.

Family Bathroom

Obscure double glazed window facing the side aspect, WC with low level cistern., inset wash hand basin with high gloss vanity storage below, tiled shower cubicle with thermostatic shower, bath with tiled panel with central chrome mixer tap and shower attachment, feature slate tiled walls, tiled floor, tiled walls, plastered ceiling, inset LED spot lights and chrome heated towel radiator.

Gym

11'2" x 8'9" (3.40m x 2.67m)

The gym has power and lighting and personal door to rear garden.

Exterior

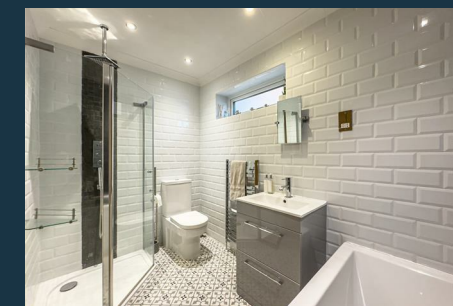
Large block paved in and out driveway providing off-street parking leading to integrated garage with up and over door and internal door to the rear providing access to gym. with door leading to rear garden. The garden commences with raised composite decking area with glass and chrome balustrade, steps down to further composite decked area, water feature separating decking and artificial Lawn area, fully rendered brick wall with custom inset seat. Gate providing access to the front.

Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

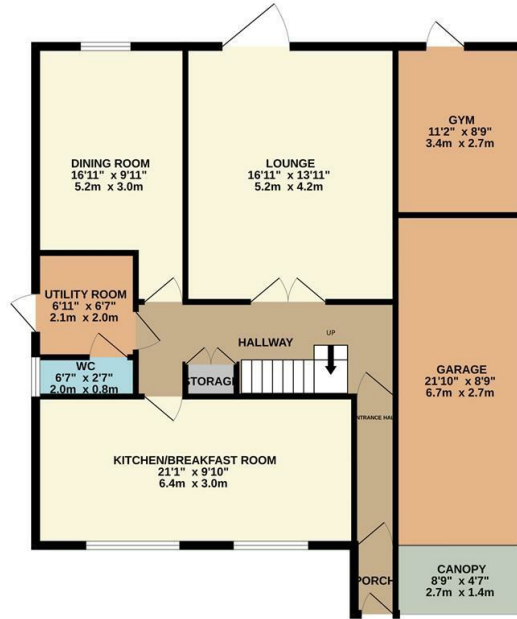
Tenure - Freehold

Council Tax Band - G

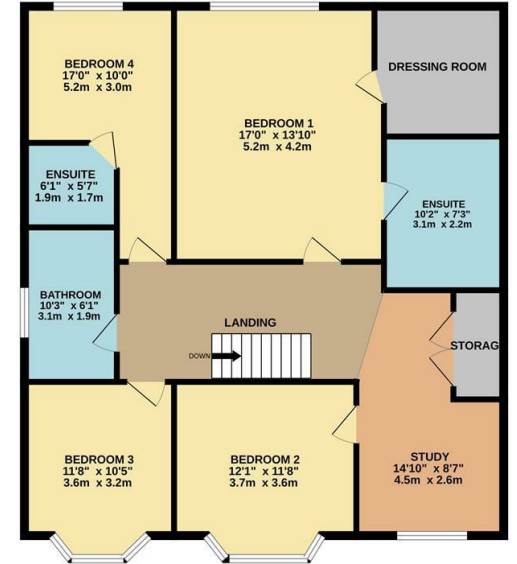




GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



1ST FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



TOTAL FLOOR AREA: 2257 sq.ft. (209.7 sq.m.) approx.

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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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 66 | 82 |
| England & Wales | | EU Directive 2002/91/EC | |

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