




64 Leamington Road, Hockley, Essex, SS5 5HP

Three/Four Detached House / Price: £590,000 / Tel: 01702 207720

amos

AMOS
KITCHENS





This impressive **three/four-bedroom** detached home offers stylish interiors throughout. The ground floor features a modern fitted kitchen with integrated appliances, opening into a bright dining area enhanced by a beautiful skylight and direct access to the rear garden. The spacious living room also provides direct access to the garden and serves as a central hub of the home, with internal access to one of the additional reception rooms, currently used as a home office and also leading through to the utility room. The utility room in turn provides access to the convenient ground floor cloakroom/WC. In addition, there is a further reception room currently used as a playroom, which could easily serve as a fourth bedroom if required. Upstairs, the property offers three well-proportioned bedrooms, with the main bedroom benefiting from a contemporary four-piece en-suite bathroom. A modern three-piece family bathroom serves the remaining bedrooms. The rear garden is well presented, with a sun deck immediately to the rear, leading onto a lawn with a central pathway that guides you to an outbuilding. To the front, a generous driveway provides ample off-street parking.

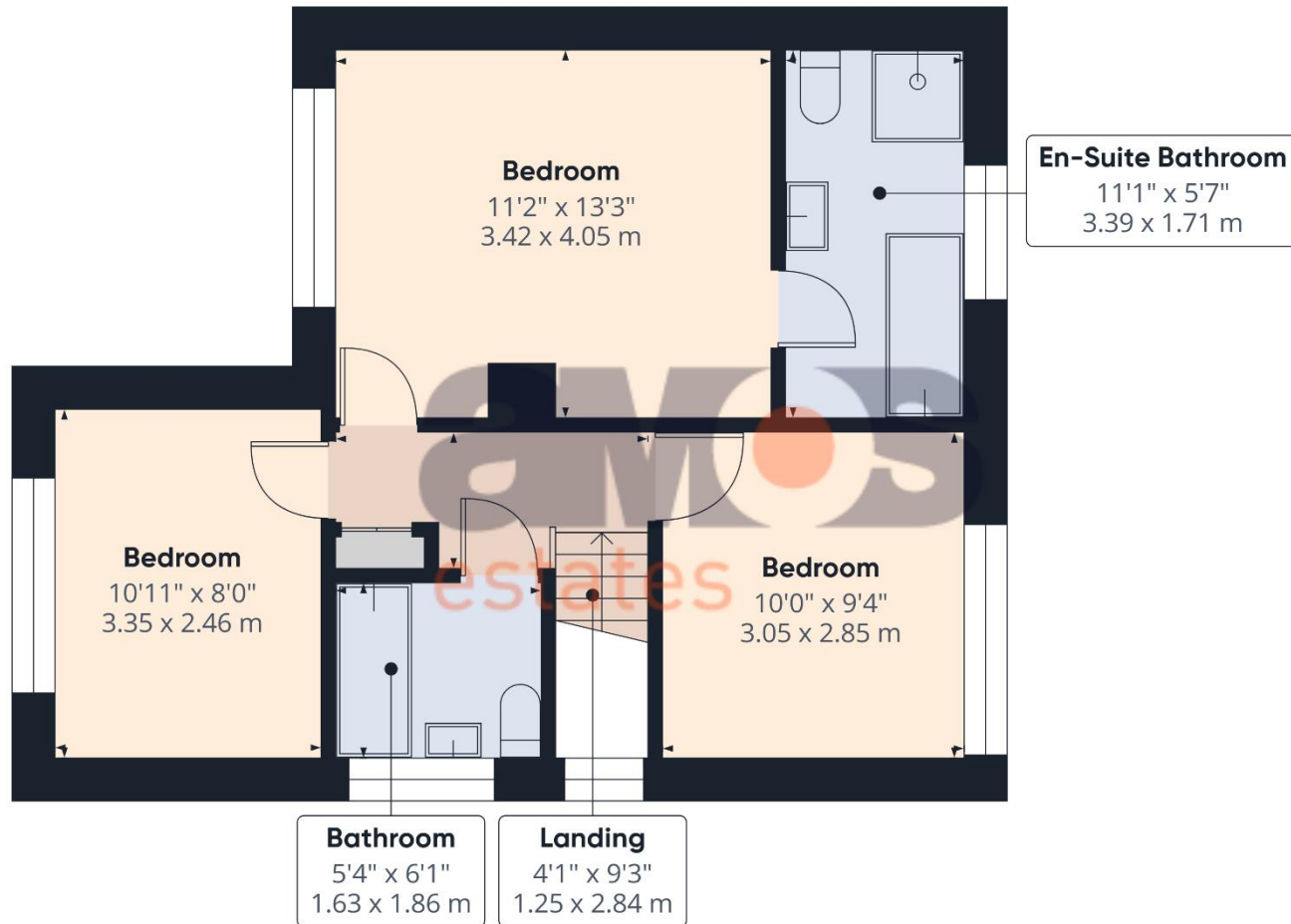
Location wise you are close to Plumberow Mount, great local schools, the train station with fast access to London and local and the main Village shops. This property is sure to generate interest and we can book you an immediate appointment to view.

Find us on





Ground Floor



First Floor



**A space to
call home.**



Property Information

- / Impressive three/four-bedroom detached family home
- / Stylish and modern interiors throughout
- / Contemporary fitted kitchen with integrated appliances
- / Dining area with skylight and garden access
- / Spacious living room with French doors to rear garden
- / Two additional reception rooms
- / Ground floor utility room and cloakroom/WC & three piece family bathroom
- / Main bedroom with four-piece en-suite bathroom
- / Well-presented rear garden with decking, lawn, and outbuilding
- / Situated close to Plumberow Mount, local schools, village shops, and mainline station with direct links to London
- / EPC Rating: Pending
- / Council Tax Band: D
- / Approx 1195 Sq Ft in Size
- / 360' Virtual Tour



Composite entrance door leading to:

Entrance Hall /

9'9 x 9'4

Plastered and coved ceiling, wood effect floor covering, staircase to first floor living accommodation with fitted carpet, understairs storage cupboard, radiator, power points, doors leading off:

Kitchen /

9'9 x 9'1

Fitted at both eye and base level in a range of grey units with working surface over, integrated appliances such as double oven, five ring gas hob with extractor fan above, fridge/freezer and wine cooler, integrated dishwasher, 1.5 stainless steel sink unit with mixer tap, plastered ceiling with integrated spotlights, wood effect floor covering, part tiled walls, power points, open access to:

Dining Area /

10'3 x 9'6

Double glazed sky light and double glazed window to rear aspect, double glazed French doors to rear garden, wood effect floor covering, plastered ceiling with integrated spotlights, radiator, power points.

Living Room /

18'11 x 11'1

Double glazed windows to rear and front aspect, double glazed French doors to rear aspect, plastered and coved ceiling, fitted carpet, feature fireplace with log burning stove, radiator, power points, access to home office.

Laundry Room /

7'2 x 6'3

Fitted grey units, space for washing machine and tumble dryer, double glazed door to rear garden, plastered ceiling with integrated spotlights, wood effect floor covering, radiator, access to ground floor cloakroom.





Ground Floor Cloakroom /

7'0 x 2'8

Two piece suite comprising of low level w/c, sink unit with mixer tap, double glazed window to side aspect, plastered ceiling with integrated spotlights, wood effect floor covering.

Playroom/Bedroom Four /

10'9 x 7'11

Double glazed window to front aspect, plastered and covered ceiling, fitted carpet, fitted wall lights, radiator, power points.

Home Office /

9'10 x 7'10

Double glazed window to front aspect, fitted carpet, plastered and covered ceiling, radiator, power points.

Landing /

9'3 x 4'1

Double glazed window to side aspect, plastered ceiling, fitted carpet, loft access, doors leading off:

Bedroom One /

13'3 x 11'2

Double glazed window to front aspect, plastered and covered ceiling, fitted carpet, built in mirrored wardrobes, radiator, power points, door leading to:

En-Suite Bathroom /

11'1 x 5'7

Four piece suite comprising of integrated bath with mixer tap and handheld shower attachment, safety glass cubicle with fitted shower unit, vanity unit with sink top and mixer tap, low level w/c, double glazed window to rear aspect, plastered and covered ceiling with integrated spotlights, wood effect floor covering, part tiled walls, chrome heated towel rail.





Bedroom Two /

10'0 x 9'4

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

Bedroom Three /

10'11 x 8'0

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, radiator, power points.

Bathroom /

6'1 x 5'4

Three piece suite comprising of p-shaped bath with mixer tap and fitted shower unit with safety glass, vanity unit with sink top and mixer tap, low level w/c, double glazed window to side aspect, plastered ceiling, wood effect floor covering, chrome heated towel rail, extractor fan.

Rear Garden /

Sun decking to immediate rear of property followed by laid to lawn with central pathway to outbuilding, secure fence boundaries, mature planting.

Front Garden /

Block paved driveway providing parking for vehicles, mature planting.

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.



