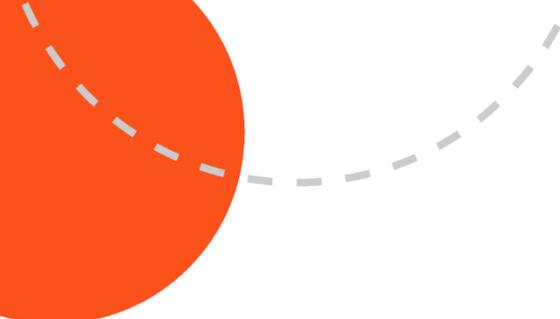




**37 Uplands Road, Hockley, Essex, SS5 4DL**

Two Bedroom Semi-Detached House / Price: Guide Price: £390,000 - £400,000 / Tel: 01702 207720

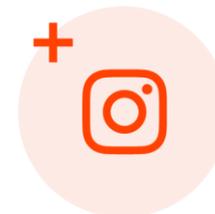




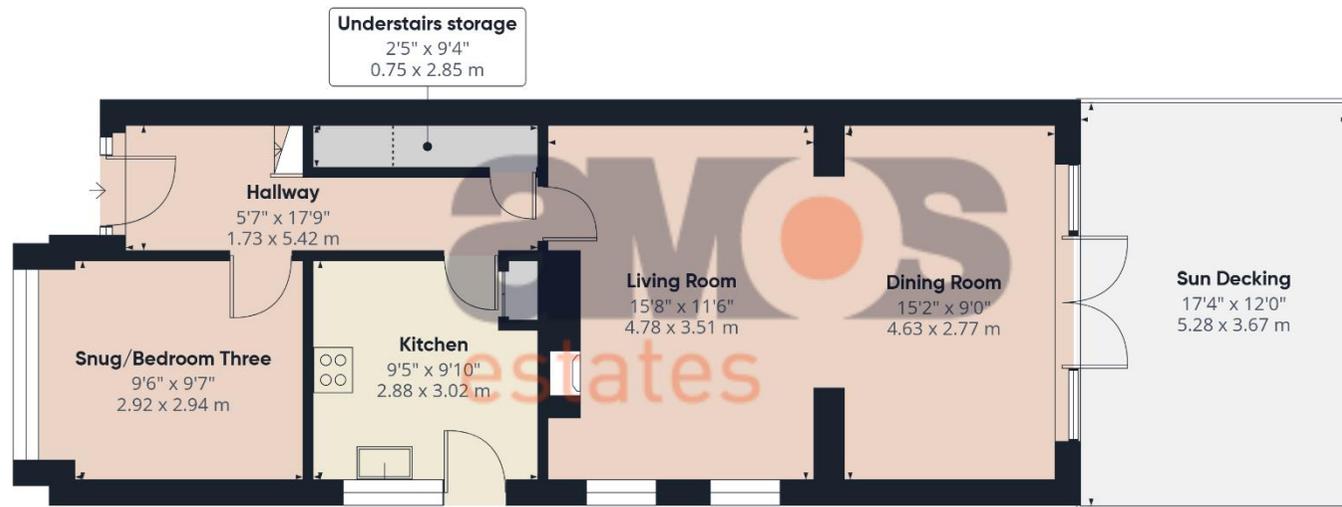
Welcome to this attractive **two-bedroom** semi-detached home, ideally positioned in the heart of Hockley. Stepping through the inviting entrance hall, the ground floor offers a well-appointed fitted kitchen with space for appliances and convenient side access, alongside a spacious living room which flows openly into a dining area with direct access to the rear garden, creating a comfortable and practical living space. The ground floor also benefits from a versatile snug or further bedroom. Upstairs, the property continues to impress with two generously sized bedrooms, a modern two-piece family bathroom, and a separate WC. Outside, the home enjoys a well-maintained rear garden featuring a patio and lawn, access to a detached garage and parking to the rear, as well as a driveway providing additional off-street parking to the front.

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.

Find us on



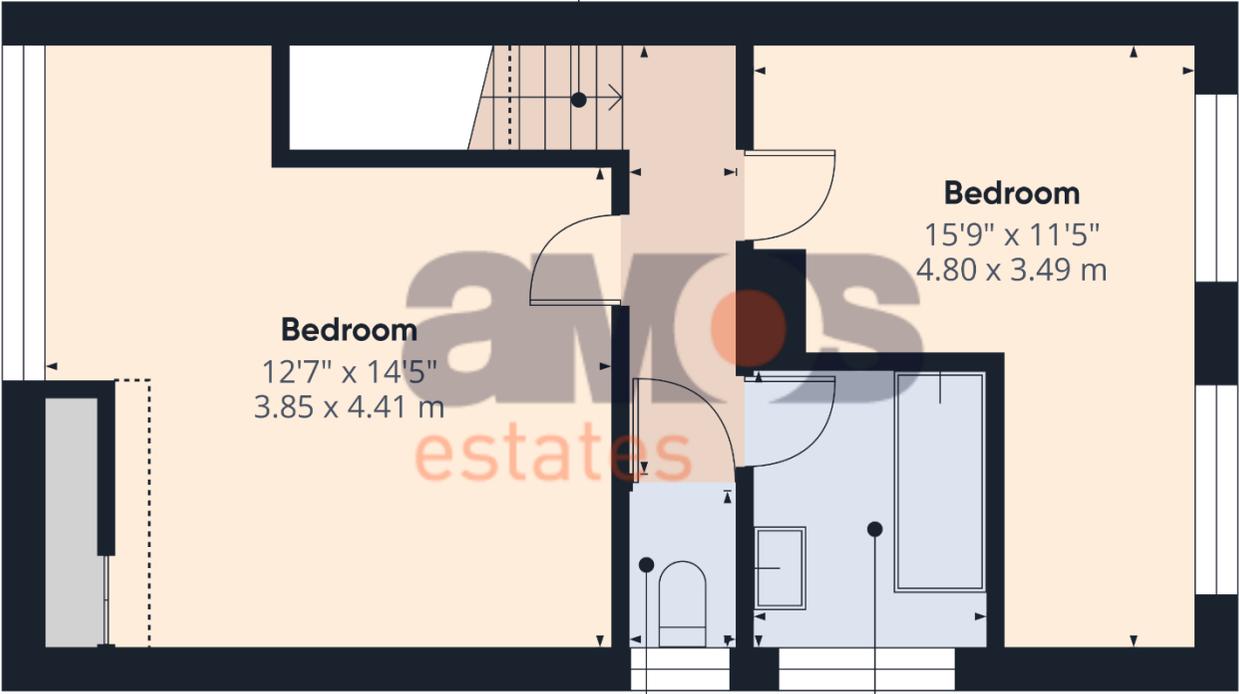
**A space to  
call home.**



Ground Floor



**Landing**  
11'1" x 2'8"  
3.39 x 0.83 m



**Bedroom**  
12'7" x 14'5"  
3.85 x 4.41 m

**Bedroom**  
15'9" x 11'5"  
4.80 x 3.49 m

**WC**  
4'1" x 2'9"  
1.25 x 0.85 m

**Bathroom**  
7'1" x 5'10"  
2.17 x 1.80 m



First Floor



## Property Information

- / Two-bedroom semi-detached home in central Hockley
- / Fitted kitchen with appliances space and side access
- / Spacious living room open to dining area
- / Dining room with French doors to rear garden
- / Ground floor snug or third bedroom
- / Two generous first-floor bedrooms
- / Modern family bathroom and separate WC
- / Private rear garden with patio, lawn, and decking
- / Detached garage, rear parking space, and driveway to front
- / Close to village shops, eateries, train station, and local schools
- / EPC Rating: Pending
- / Council Tax Band: D
- / Approx 1035 Sq.Ft in Size
- / 360' Virtual Tour Available!



Entrance door leading to:

## Entrance Hall /

17'9 x 5'7

Double glazed strip windows to front aspect, plastered and coved ceiling with integrated spotlights, wood effect floor covering, staircase to first floor living space with fitted carpet and wood balustrade, understairs storage cupboard (measuring 9'4 x 2'5), radiator, power points, doors leading off:

## Kitchen /

9'10 x 9'5

Fitted at both eye and base level in a range of white units with working surface over, space for appliances such as undercounter fridge, freezer, dishwasher and washing machine, integrated double oven with gas hob and extractor fan above, 1.5 ceramic sink unit with mixer tap and drainer, double glazed window to side aspect and double glazed door providing side access, ceiling tiles with integrated spotlights, floor covering, storage cupboard, power points.

## Living Room /

15'8 x 11'6

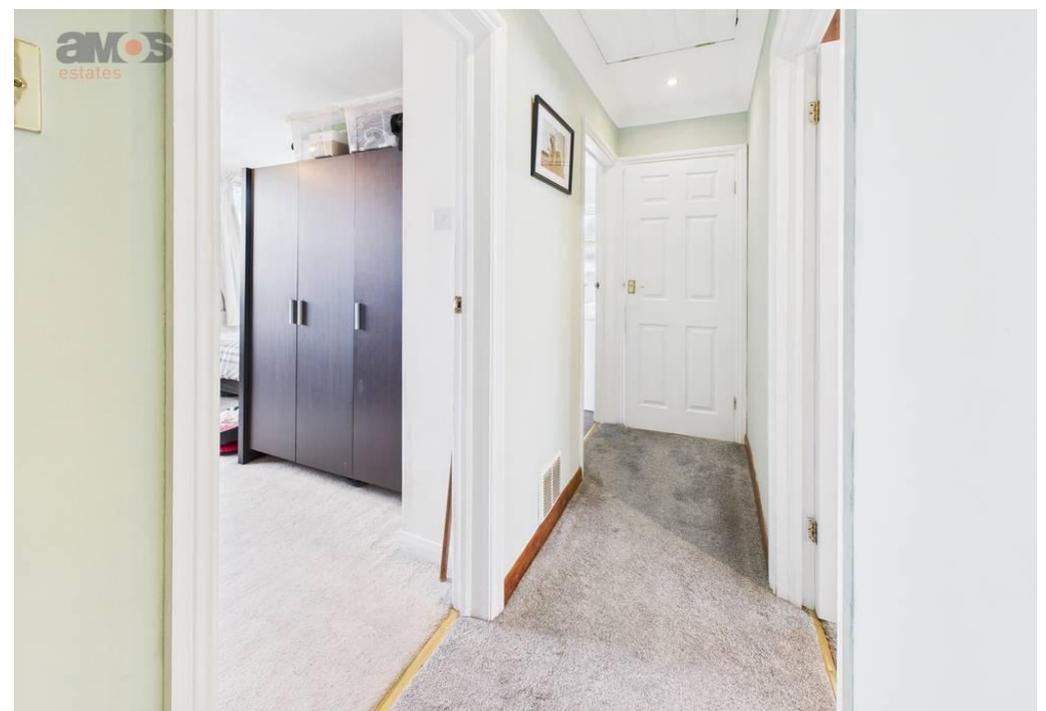
Double glazed windows to side aspect, plastered and coved ceiling, wood effect floor covering, feature fireplace, radiator, power points, open access to:

## Dining Area /

15'2 x 9'0

Double glazed windows to rear aspect and double glazed French doors to rear garden, plastered and coved ceiling, wood effect floor covering, fitted wall lights, radiator, power points.





## Snug/Ground Floor Bedroom Three /

9'7 x 9'6

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

## Galleried Landing /

11'1 x 2'8

Smooth plastered ceiling with integrated spotlights, fitted carpet, loft access, doors leading off:

## Bedroom One /

14'5 x 12'7

Double glazed window to front aspect, smooth plastered ceiling with integrated spotlights, fitted carpet, built in wardrobes and drawers, eaves storage space, radiator, power points.

## Bedroom Two /

15'9 x 11'5

Double glazed windows to rear aspect, plastered and covered ceiling, fitted carpet, radiator, power points.

## Bathroom /

7'1 x 5'10

Two piece suite comprising of integrated p-shaped bath with mixer tap and fitted shower unit with safety glass shield, vanity unit with sink top and mixer tap, double glazed window to side aspect, smooth plastered ceiling with integrated spotlights, wood effect floor covering, tiled walls, chrome heated towel rail, extractor fan.

## Separate W/C /

4'1 x 2'9

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



## Rear Garden /

Sun decking to immediate rear of property followed by laid to lawn area, sun patio and paved area to rear of property, secure fence boundaries, gate to rear of property providing access to parking space, access to detached garage.

## Front Garden /

Block paved driveway providing parking for vehicles, artificial lawn area, side gate to rear garden.



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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.

