



Folly Lane | | Hockley | SS5 4SJ  
£675,000

**bear**  
*Estate Agents*

Bear Estate Agents are delighted to present this fully modernised four-bedroom detached family home, offering spacious, contemporary living in a highly sought-after and convenient location.

The property boasts generous and well-designed accommodation throughout, including a large lounge area ideal for both relaxing and entertaining, alongside a stylish open-plan kitchen diner that forms the heart of the home. The ground floor further benefits from a convenient downstairs WC, enhancing everyday practicality. Upstairs, all four bedrooms are well-proportioned doubles, with bedroom one enjoying the added luxury of a private en-suite bathroom, complemented by a modern family bathroom.

Externally, the home offers off street parking and a garage, ideal for use as a home office, gym, or leisure space. Ideally located close to local amenities and within easy reach of Hockley Station, this impressive home is perfectly suited to families and commuters alike, and early viewing is highly recommended.

- Detached Four Bedroom
- Detached Garage House
- Off Street Parking
- Modernised Throughout
- Spacious Bedrooms
- Large Rear Garden
- Downstairs WC
- Garage With Power
- Electric car charger

### Hallway

17'0 x 6'11 (5.18m x 2.11m)

Laminate floors throughout, smooth ceilings with inset spotlights, access into WC, kitchen/Diner lounge and second reception room.

### Kitchen Diner

13'0 x 16'4 (3.96m x 4.98m )

Tiled floors, white gloss top and base level units with quartz worksurface, integrated dishwasher, washing machine, sink, double glazed window to the front aspect, double glazed French doors to the rear garden.





### Reception Room

12'07 x 10'09 (3.84m x 3.28m )  
Laminate Flooring throughout, double glazed window to the front and side aspect, power points.

### Lounge

19'3 x 12'7 (5.87m x 3.84m )  
Laminate floors throughout, feature electric fireplace, double glazed obscure windows to the side aspect, double glazed French doors to the side to the rear garden.

### WC

Tiled floors, Wash hand basin with mixer tap, dual flush WC.

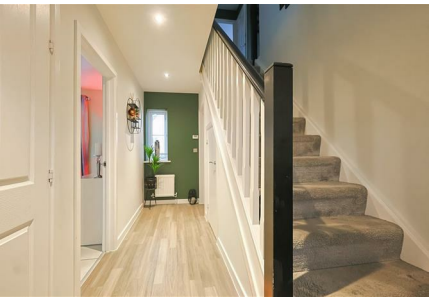
### Landing

Carpet throughout, smooth ceilings with inset spotlights, access to loft, access into all bedrooms and bathroom.



### Bedroom One

10'10 x 11'8 (3.30m x 3.56m )  
Carpet throughout, smooth ceilings with pendant ceiling light, double glazed window to the front aspect, double glazed window to the side aspect, built-in wardrobe and access into the ensuite.



### Ensuite

7'2 x 6'8 (2.18m x 2.03m )  
Wall mounted heated towel rail, wash hand basin with hot and cold tap, dual flush WC, walk-in shower.





### Bedroom Two

12'8 x 12'6 (3.86m x 3.81m)

Carpet throughout, double glazed window to the rear aspect, obscure double glazed window to the side aspect, integrated wardrobes, smooth ceiling with pendant ceiling light.

### Bedroom Three

9'8 x 9'0 (2.95m x 2.74m )

Carpet throughout, double glazed window to the front aspect, smooth ceilings with pendant ceiling light.

### Bedroom Four

12'4 x 6'3 (3.76m x 1.91m )

Carpet throughout, smooth ceilings with pendant ceiling light, double glazed window to the rear aspect, wall mounted radiator.

### Bathroom

6'2 x 7'8 (1.88m x 2.34m )

Laminate floor throughout, double glazed obscure window to the front aspect, wash hand basin with hot and cold tap, dual flush WC, bath with shower attachments above.

### Garage

15'8 x 8'11 (4.78m x 2.72m)

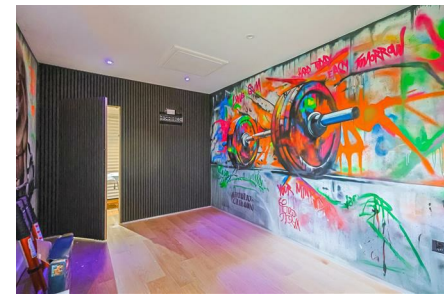
Laminate floor throughout, electrics, insulated, access to front garage.

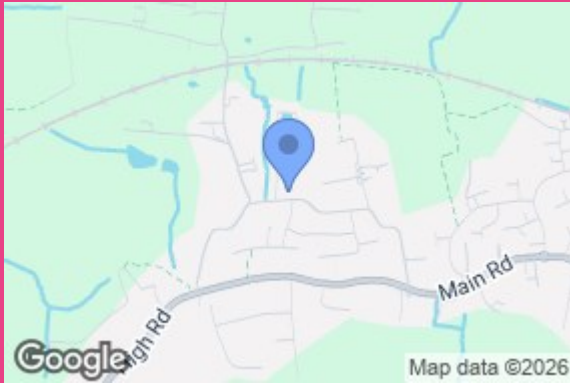
### Agents Notes

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 - F

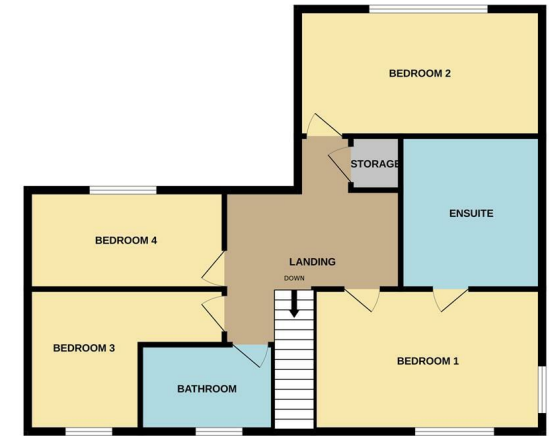




GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
835 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 1570 sq.ft. (145.8 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			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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