



Folly Lane | | Hockley | SS5 4SJ

Guide Price £480,000 - £510,000

**bear**  
*Estate Agents*

Bear Estate Agents are absolutely thrilled to present this three-bedroom, immaculately maintained semi-detached home, sitting on a rare and generous rear plot. Positioned on one of Hockley's sought-after roads, this property offers incredible extension potential and is just a short stroll from all local amenities, scenic dog walks, and everything that makes Hockley special.

Inside, the layout is fantastic, with plenty of scope for the new owners to create an open-plan living arrangement if they wish. The property boasts three spacious bedrooms, and to the rear, you'll find a wonderful woodland plot, approximately 0.24 acres, which is a real rarity and gives you an abundance of space.

Folly lane sits within easy reach of Hockley Station, making it perfect for commuters or anyone who wants to stay well-connected.

Viewings via appointment only.

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- Semi Detached House
- Large Rear Garden
- Conservatory
- Off Street Parking
- Three Bedrooms
- Garage
- WC
- Close To Local Amenities

**Porch**

9'2 x 5'2 (2.79m x 1.57m )  
Wooden door with window and additional large window to front. Ceiling mounted light fitting, stain glass partition wall, tiled flooring and access to garage.

**Hallway**

9'8 x 4'11 (2.95m x 1.50m)  
Solid wooden door to front. Ceiling mounted light fitting, access to downstairs WC, kitchen, staircase and lounge. Carpeted throughout.





### Kitchen

13'1 x 13'4 (3.99m x 4.06m)

Two ceiling mounted light fittings, wooden door with window to conservatory, double window to side, double window into conservatory, electric wall mounted radiator and recessed under stairs cupboard. Range of wall and floor mounted units including stainless steel sink and dryer, integrated oven with separate electric hob. Space for fridge/freezer, washing machine and dishwasher.

### Living Room Dining Area

20'8 x 13'11 (6.30m x 4.24m)

Two ceiling mounted light fittings, two wall mounted light fittings, large double window to front, electric fireplace with features surround, two wall mounted electric radiators, wooden door with window and double window surround leads to conservatory and carpeted throughout.

### Landing

7'7 x 11'6 (2.31m x 3.51m)

Ceiling mounted light fitting, double window to rear, access to all bedrooms, wet room, WC and loft hatch

### Bedroom One

12'0 x 10'7 (3.66m x 3.23m)

Ceiling mounted light fitting, double window to front, electric wall mounted radiator, fitted wardrobes and carpeted throughout.

### Bedroom Two

9'0 x 11'11 (2.74m x 3.63m)

Ceiling mounted light fitting, double window to rear, electric wall mounted radiator, fitted wardrobe and desk area and carpeted throughout.

### Bedroom Three

9'0 x 9'9 (2.74m x 2.97m)

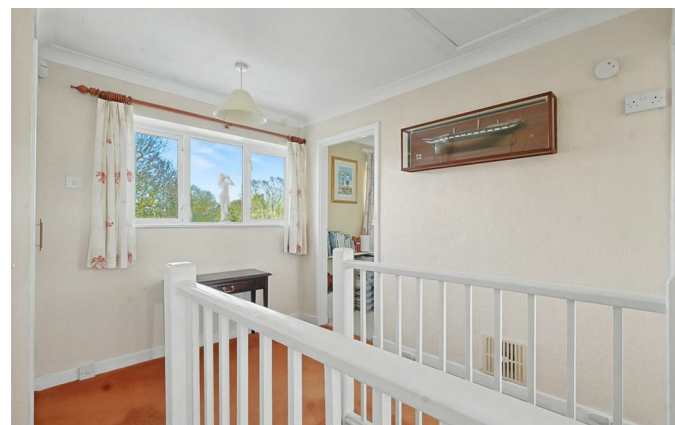
Ceiling mounted light fitting, double window to front, electric wall mounted radiator, over stairs storage cupboard and carpeted throughout.

### Wet Room

7'7 x 4'8 (2.31m x 1.42m )

Two ceiling mounted light fittings, obscured window to side, heated towel rail, electric shower and wash hand basin.





## WC

2'4 x 5'1 (0.71m x 1.55m )

Ceiling mounted light fitting, obscured window to rear, extractor fan, low-level WC and carpeted.

## Rear Garden

Access via doors and conservatory. Concreted area to side then leads to mature garden. Natural plant borders to side, Stone path leads to bottom of the garden, going on to wooded area spanning past the width of the plot to front. Mature trees and plants throughout with natural pond area.

## Garage

Access via up and over door to front and wooden door rear. Concrete base fitted with lighting and power.

## Conservatory

22'3 x 7'5 (6.78m x 2.26m)

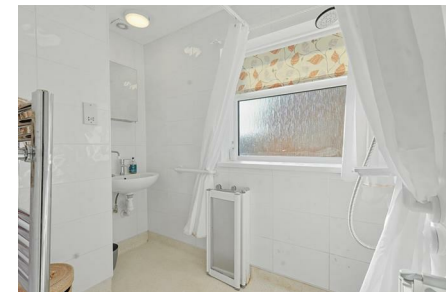
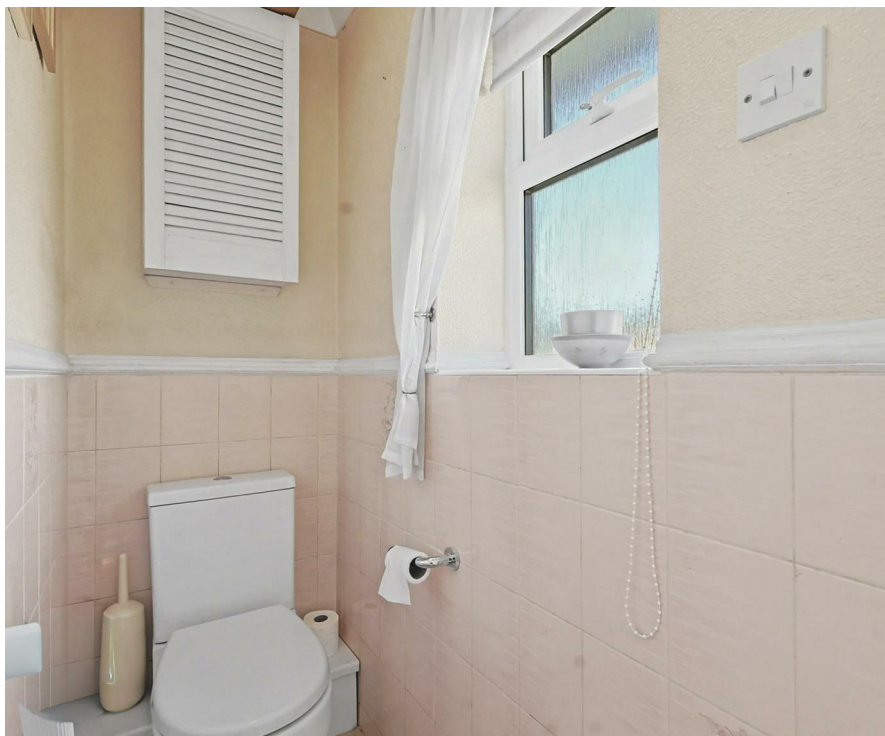
Two wall mounted light fittings, panoramic windows to rear garden, two sliding doors to rear garden and tiled flooring throughout.

## Agents Notes

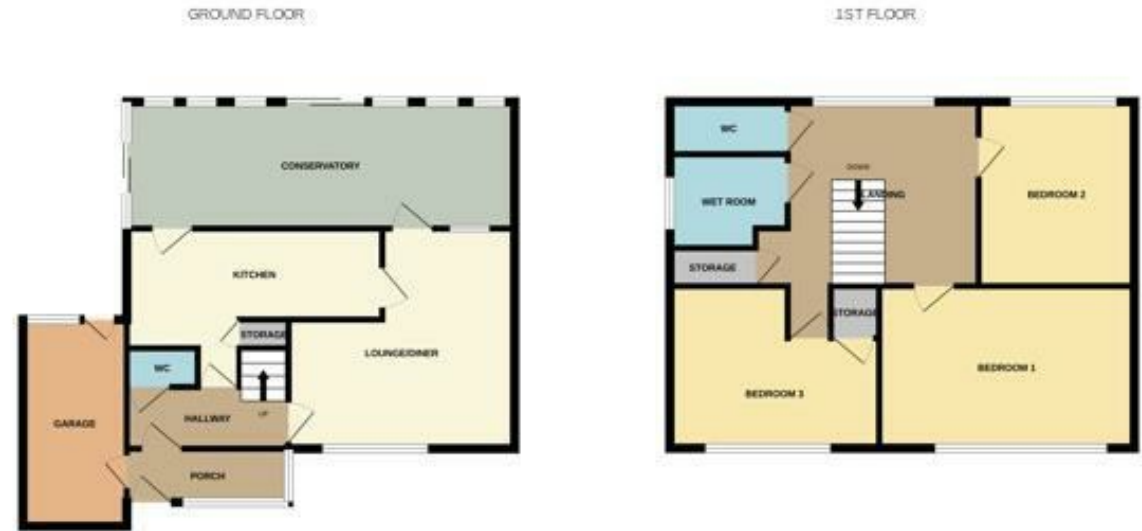
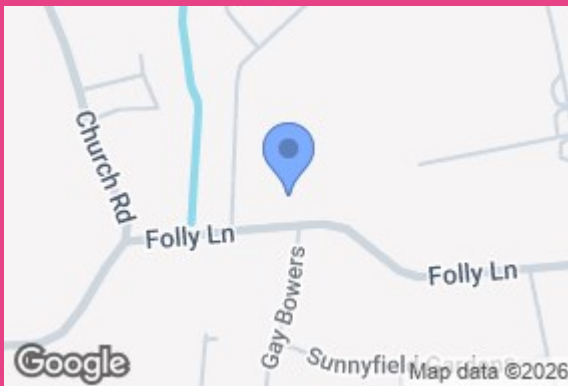
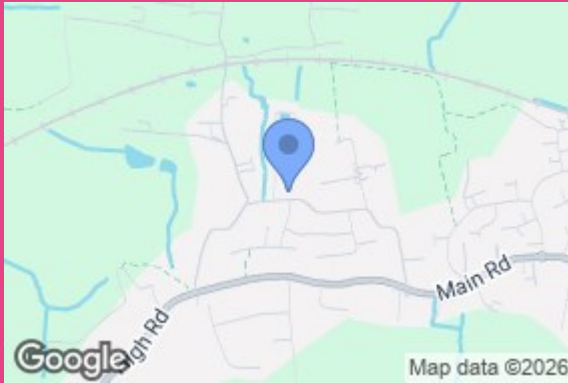
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Tenure - Freehold

Council Tax Band - D







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, eaves and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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		61	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

11 Main Road  
 Hockley  
 Essex  
 SS5 4QY  
 01702 416476  
[hockley@bearestateagents.co.uk](mailto:hockley@bearestateagents.co.uk)  
<https://www.bearestateagents.co.uk>