



\*GUIDE PRICE £425,000 - £450,000 \*PARKING \*OUTBUILDING WITH POWER \*SNUG \* WALK TO HOCKLEY STATION \* Bear Estate Agents are delighted to present this beautifully modernised three-bedroom semi-detached chalet, ideally positioned within easy reach of local amenities, Hockley Station, and excellent transport links, making it a fantastic choice for families and commuters alike.

To the front, the property benefits from off-street parking, while convenient side access leads through to a beautifully maintained rear garden. The garden offers a wonderful outdoor space to enjoy throughout the seasons and is further enhanced by a versatile outbuilding complete with power, ideal as a home office, gym, or hobby room.

Stepping inside, the home has been tastefully modernised throughout and offers stylish, well-balanced accommodation. At the heart of the property is a contemporary kitchen/dining room, creating the perfect space for everyday living and entertaining, complemented by a cosy snug and a bright orangery overlooking the rear garden. The ground floor also benefits from a modern shower room, adding practicality and flexibility. There are three large bedrooms served by a beautifully appointed family bathroom, completing this impressive home.

- Semi detached chalet
- Three bedrooms
- Orangery
- Outbuilding
- Close to Hockley station
- Modernised throughout
- Two bathrooms
- Snug
- Off street parking
- Spacious kitchen diner

## Mount Crescent

Hockley

**£425,000 - £450,000**

Guide Price



# Mount Crescent



## Frontage

Resin paved driveway for multiple vehicles to front. Additional shared access to side with access to rear garden.

## Hallway

Composite door obscured window to front. Spotlights with additional ceiling mounted light fitting, vertical wall mounted radiator, recessed storage and tiled flooring throughout. Access to bedroom (insert number), downstairs shower room and kitchen/diner.

## Downstairs shower room

8'8 x 7'5

Spotlights, obscured window to side, vertical wall mounted radiator and towel rail, integrated under stairs storage cupboard, shower cubicle, wash hand basin with storage, low-level WC and tiled flooring throughout. Jack and Jill aspect to downstairs bathroom.

## Kitchen/diner

25'5 x 11'10

Ceiling mounted light fitting with spotlights to kitchen area, double window to side, two vertical wall mounted radiators and tiled flooring throughout. Range of wall and floor mounted units including integrated waste bins, integrated double oven and microwave with separate hob and extractor fan overhead, integrated wine fridge and integrated dishwasher. Space for fridge/freezer and washer/dryer in additional cupboard. Access to conservatory via opening and barn style door.

## Snug

10'9 x 9'10

Ceiling mounted light fitting, wall mounted radiator, double window to front and tiled flooring throughout.

## Orangery

21'1 x 11'5

Spotlight with roof lantern, vertical wall mounted radiator, fixed blinds, Aircon unit, windows all around with French doors leading to rear garden and tile effect flooring throughout.

## Downstairs Bedroom

10'9 x 11'11

Ceiling mounted light fitting, wall mounted radiator, double window to front with fitted shutters, and carpeted throughout. Jack and Jill aspect to downstairs shower room.

## Landing

Ceiling mounted light fitting, Velux window to front, storage cupboard and carpeted throughout. Access to upstairs bathroom and upstairs bedrooms.

## Bedroom Two

21'6 x 11'4

Two ceiling mounted light fittings, two wall mounted radiators, two sets of double windows to rear, fitted wardrobes, built-in storage cupboard and carpeted throughout and jack and jill access to bathroom.

## Bedroom Three

10'11 x 8'2

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

## Upstairs Bathroom

Spotlights, obscured window to side, vertical wall mounted radiator and towel rail, walk-in shower unit, freestanding bath, wash hand basin with floating storage, low-level WC, tiled walls and tiled flooring.

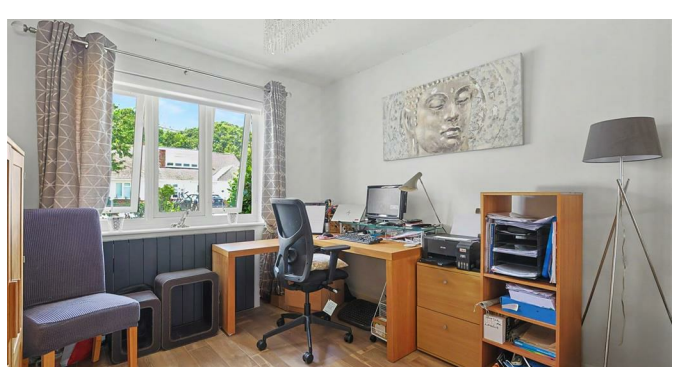
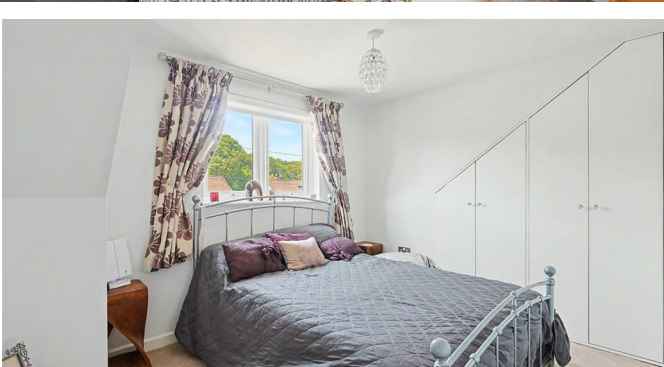
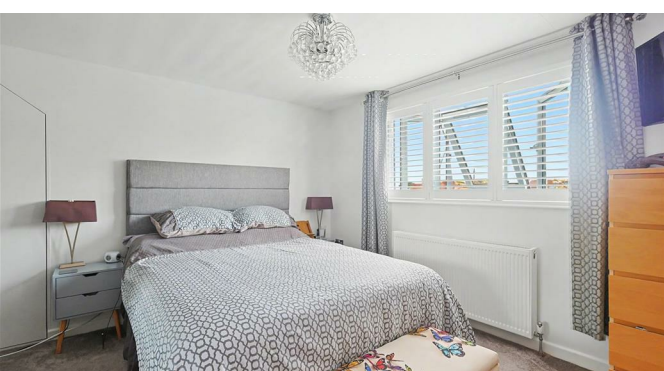
## Garden

Access via French doors in conservatory and gate to side. Concrete based patio area leads onto lawn. Concrete path through one side with mature shrubs and trees either side. Access to outbuilding.

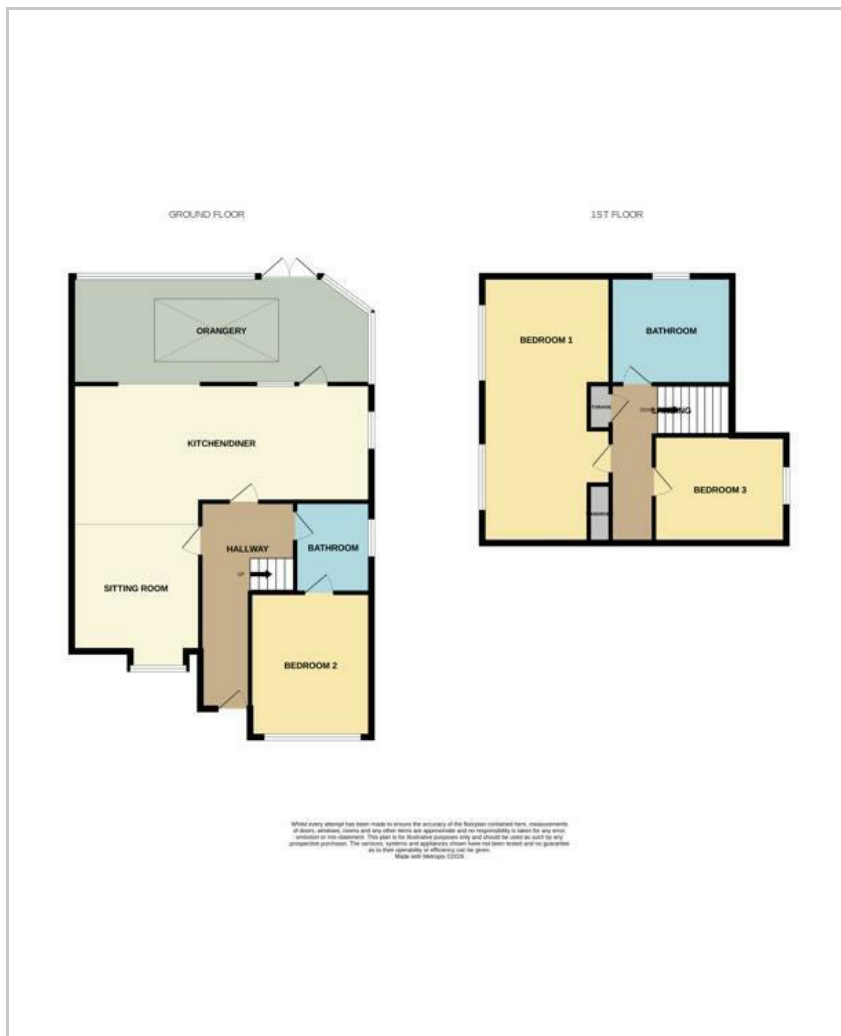
## Outbuilding

10'7 x 14'2

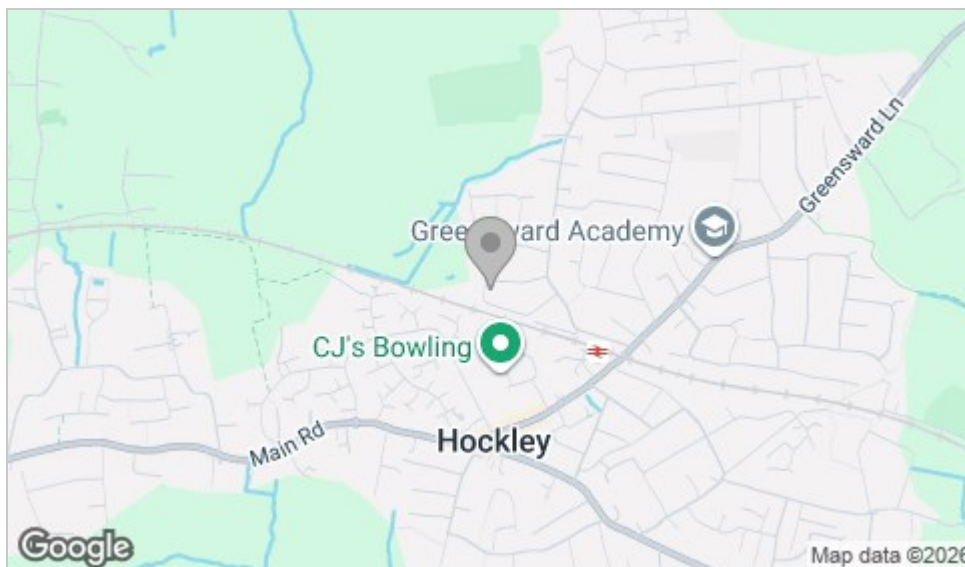
By folding doors and window to front, additional window to side, wall mounted electric heater and wooden flooring throughout. Fitted with lighting and power throughout.



## Floor Plan



## Area Map



## Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 Main Road, Hockley, Essex, SS5 4QY

Office: 01702 416476 [hockley@bearestateagents.co.uk](mailto:hockley@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

## Energy Efficiency Graph

| 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                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |