



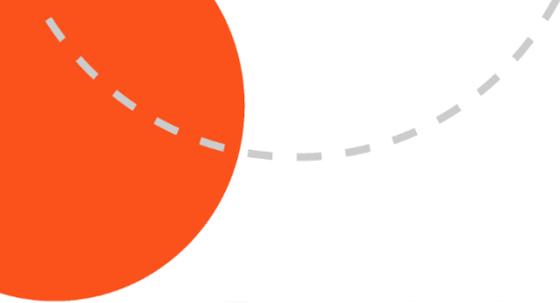
29 Briar Close, Hockley, Essex, SS5 4HD

Four Bedroom Detached Home / Price: £550,000 / Tel: 01702 207720

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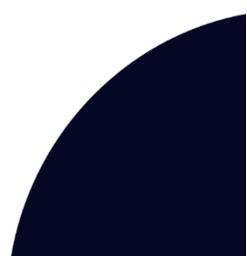




Take a look at this spacious and well presented **four-bedroom** detached family home, offering generous living accommodation and a versatile layout throughout. Upon entering, you are welcomed by a bright entrance hall leading to a well-proportioned living room with direct access to the rear garden, creating an ideal space. The modern fitted kitchen features integrated appliances and ample space for a dining table, perfect for family meals. From the kitchen, there is also convenient access to the rear garden and the garage. Completing the ground floor is a further reception room, offering excellent flexibility as a playroom, snug or home office, along with a useful ground floor shower room. Upstairs, the property boasts four bedrooms and a contemporary three-piece family bathroom. Externally, the rear garden is a generous size, mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. To the front, the property benefits from off-road parking and access to the garage. An excellent opportunity to acquire a fantastic family home in move-in ready condition. Early viewing is highly recommended.

Location wise, the property is perfectly located for walks around Spencer's Park, Clements Hall Leisure Centre, and highly sought after schools including Westerings Primary and Greensward Academy, it is also within easy reach of the shopping parade at Hawkwell and Hockley Train Station with direct access to London Liverpool Street. Take a look at our **360' Virtual Tour** and be quick to make an appointment.

Find us on

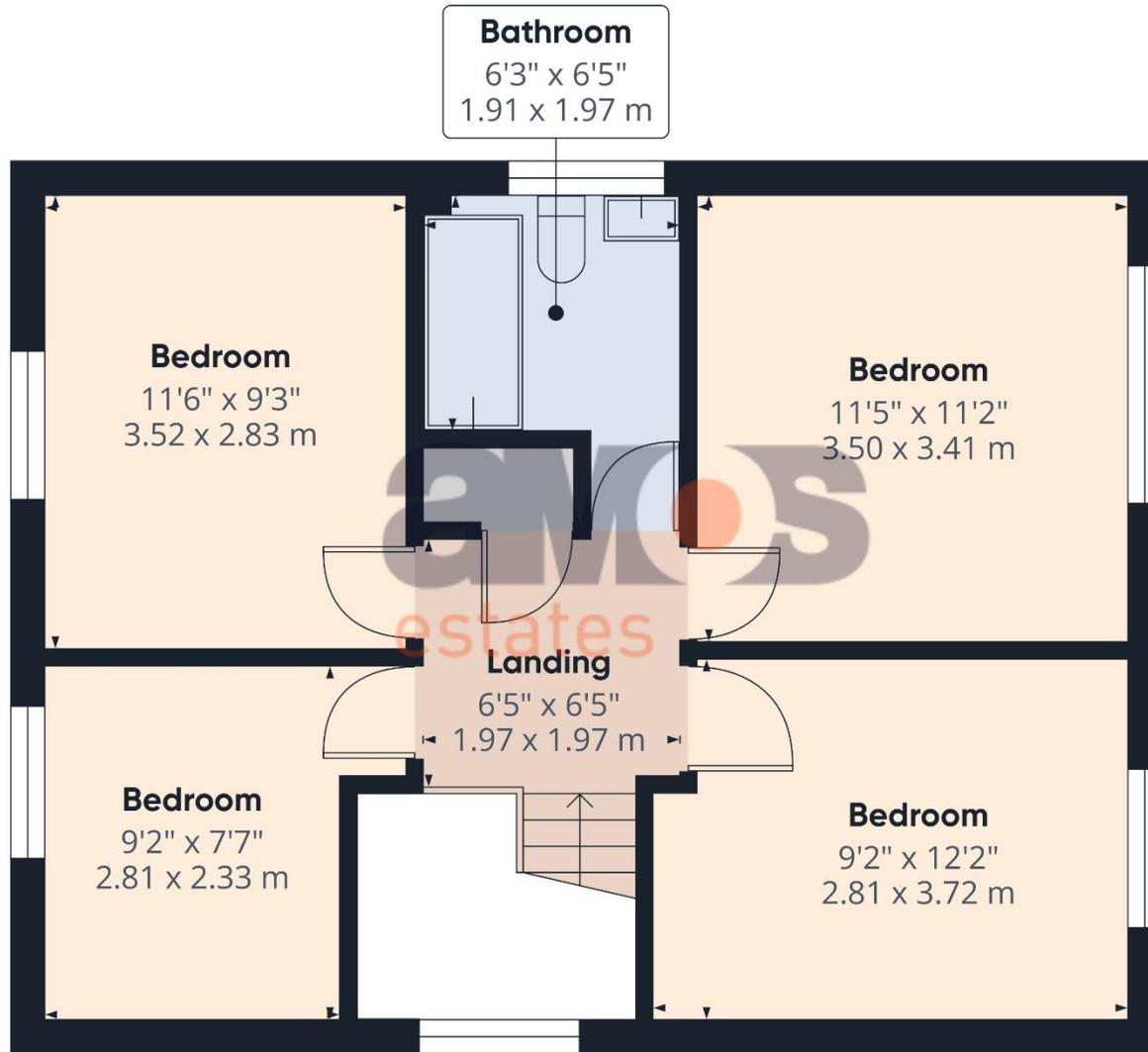




Ground Floor



**A space to
call home.**



First Floor



Highlights

- / Spacious and well presented four-bedroom detached family home
- / Versatile layout with two reception rooms
- / Modern kitchen/diner with integrated appliances
- / Living room with French doors opening onto the rear garden
- / Further reception room ideal as a playroom, snug or home office
- / Ground floor shower room & three-piece family bathroom
- / Nice sized rear garden
- / Garage & driveway
- / Perfectly located for walks around Spencer's Park
- / EPC Rating: Pending
- / Council Tax Band: E
- / Approx 1154 Sq Ft in Size
- / 360' Virtual Tour





Composite entrance door leading to:

Entrance Hall /

15'0 x 2'11

Smooth plastered ceiling with integrated spotlights, wood effect floor covering, staircase to first floor living accommodation with wood balustrade and fitted carpet, understairs storage cupboard, radiator, power points, doors leading off:

Ground Floor Shower Room /

7'3 x 5'8

Three piece suite comprising of wall mounted sink with mixer tap, shower cubicle with fitted shower unit, low level w/c, double glazed window to side aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and tiled walls, chrome heated towel rail, extractor fan.

Family Room /

11'5 x 9'2

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

Living Room /

17'11 x 11'6

Double glazed windows to rear and side aspect, double glazed French doors to rear garden, plastered ceiling, fitted carpet, radiator, power points.

Ground Floor Shower Room /

20'7 x 9'1

Fitted at both eye and base level in a range of modern white units with working surface over, integrated appliances such as double oven, four ring gas hob with extractor fan above, fridge/freezer, dishwasher and sink unit with mixer tap and drainer, double glazed window to rear aspect and two double glazed roof windows, double glazed door to rear garden, smooth plastered ceiling with integrated spotlights, wood effect floor covering, space for dining table, access to garage, two radiators, power points.





Landing /

6'5 x 6'5

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

Bedroom One /

11'5 x 11'2

Double glazed window to front aspect, plastered ceiling, built in wardrobe, fitted carpet, radiator, power points.

Bedroom Two /

12'2 x 9'2

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

Bedroom Three /

11'6 x 9'3

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

Bedroom Four /

9'2 x 7'7

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

Bathroom /

6'5 x 6'3

Three piece suite comprising of integrated p-shaped bath with mixer tap and fitted shower unit, pedestal hand wash basin with mixer tap, low level w/c, double glazed window to side aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and tiled walls, chrome heated towel rail.



Rear Garden /

Sun patio to immediate rear of property followed by remaining laid to lawn, mature planting, secure fence boundaries, water tap.

Front Garden /

Paved driveway providing parking for vehicles, laid to lawn area and planting, patio to entrance, access to garage.

Garage /

Electric roller door.

EPC Rating /

Current: Pending

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.



