



Hamilton Gardens | | Hockley | SS5 5BT

£625,000

**bear**  
*Estate Agents*

# Hamilton Gardens | Hockley | SS5 5BT £625,000

\* NO ONWARD CHAIN \* PARKING \* GARAGE \* MOMENTS FROM HOCKLEY STATION \* MULTIPLE RECEPTION ROOMS \* WOULD CREATE AN INCREDIBLE FAMILY HOME \* GREAT LOCATION \* This spacious four-bedroom detached family home presents an exciting opportunity for buyers looking to create their dream property, offering generous living accommodation and huge potential throughout in a highly sought-after Hockley location.

Boasting three versatile reception rooms ideal for both relaxing and entertaining, the property further benefits from a conservatory overlooking the beautiful rear garden, a utility area adjoining the kitchen and a garage providing additional storage and practicality. Upstairs, four spacious bedrooms offer ample accommodation for a growing family, with the principal bedroom benefitting from its own ensuite bathroom, whilst an additional loft room adds further flexible living space perfect for a home office, playroom or guest area.

- Detached house
- Moments walk from Hockley Station
- Large plot and garden
- Four bedrooms
- Loft Room perfect for a home office
- Garage
- Off-street parking
- Multiple reception rooms
- Multiple bathrooms
- In need of refurbishment

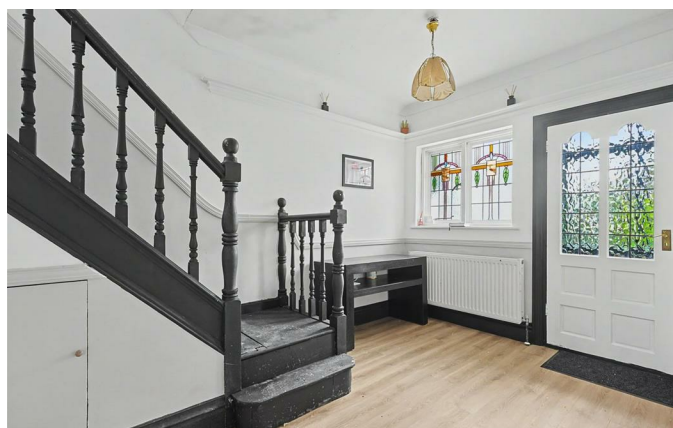
## Porch

Original wooden door to front. Ceiling mounted light fitting, original feature windows to front and concrete based floor.

## Hallway

12'3 x 8'7 (3.73m x 2.62m)

Wooden door leads from porch, with stained glass effect window to front. Ceiling mounted light fitting, wall mounted radiator, wooden effect flooring, under stairs storage and access to kitchen, dining room and front room.





### Dining Room

12'11 x 12'0 (3.94m x 3.66m)  
Ceiling mounted light fitting, two wall mounted radiators and wooden flooring throughout. Access to conservatory and living room.

### Lounge

26'5 x 14'0 (8.05m x 4.27m)  
Ceiling mounted light fitting, bay window to front, wall mounted radiator, decorative fireplace & surround and carpeted throughout.

### Living Room

16'4 x 12'0 (4.98m x 3.66m)  
Two ceiling mounted light fittings, three wall mounted radiators, original double window to front, log burner with decorative feature fireplace surround, wooden effect flooring and bifold doors leading to conservatory.

### Conservatory

Two ceiling mounted light fittings, wall mounted radiator, two doors to rear garden and wooden effect flooring throughout.

### Kitchen

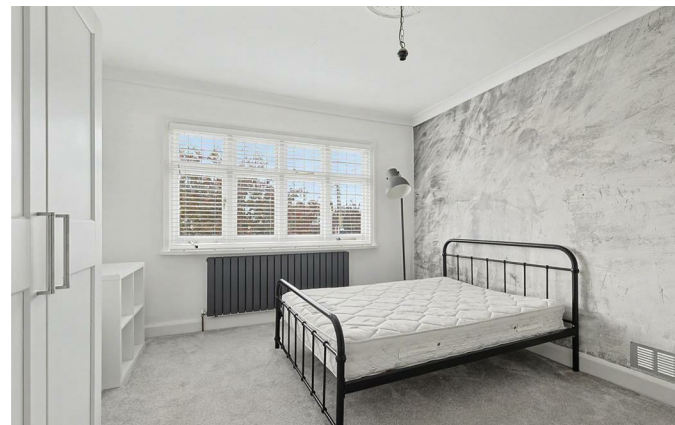
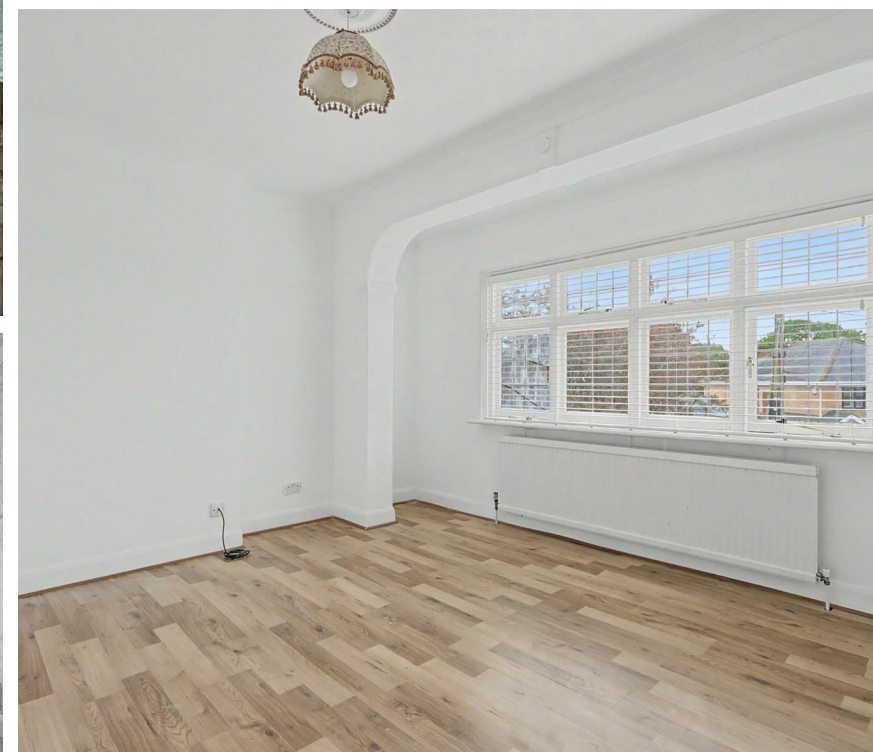
17'2 x 9'0 (5.23m x 2.74m)  
Four ceiling mounted light fittings, wall mounted radiator, UPVC door and window to rear and wooden effect flooring throughout. Range of wall and floor mounted units, including two stainless steel sink and dryer units with space for oven and other electrical appliances.

### Landing

Two ceiling mounted light fittings, stained glass effect window to side and carpeted throughout. Access to all bedrooms, bathroom and additional staircase to loft room.

### Bedroom one

19'7 x 14'0 (5.97m x 4.27m)  
Ceiling mounted light fitting, original double window to front, wall mounted radiator and wooden effect flooring throughout.



### En-suite

14'0 x 9'3 (4.27m x 2.82m )

Two ceiling mounted light fittings, obscured window to rear, additional window to side, two wall mounted radiators, shower unit, bath unit, wash hand basin, low-level WC and tile effect flooring throughout.

### Bedroom Two

13'0 x 11'8 (3.96m x 3.56m)

Ceiling mounted light fitting, original double window to front, wall mounted radiator and carpeted throughout.

### Bedroom Three

12'0 x 12'2 (3.66m x 3.71m)

Ceiling mounted light fitting, original double window to rear, wall mounted radiator, built-in storage cupboard and carpeted throughout.

### Bedroom Four

9'1 x 8'7 (2.77m x 2.62m)

Ceiling mounted light fitting, window to front, wall mounted radiator and carpeted throughout.

### Bathroom

9'0 x 8'10 (2.74m x 2.69m)

Ceiling mounted light fitting, obscured window to rear, tiled wall walls, bath unit, wash hand basin, mid-level WC.

### Loft Room

26'2 x 8'8 (7.98m x 2.64m)

Three ceiling mounted strip lights, two velux windows to rear and one to front, access to eaves storage and carpet tiled throughout.

### Rear Garden

Access via side entrances, conservatory and rear door in kitchen. Block paved area to one side with remainder laid to lawn. Raised brick area to rear with additional brick built shed.

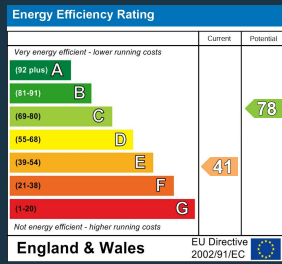
### Agents Notes

This property would make a fantastic family home once renovated. Please note there has been some water damage so a survey is advised.





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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