

Spencers | | Hockley | SS5 4LW

## Guide Price £600,000 - £625,000

bear Estate Agents

* GUIDE PRICE £600,000 - £625,000 * GARAGE & PARKING * BEAUTIFUL REAR GARDEN * DESIRABLE AND QUIET END OF THE ROAD * *Tucked away in a convenient Hockley location, this stunning detached four-bedroom home offers generous, well-planned accommodation ideal for family living. The ground floor features a spacious lounge, a well-appointed kitchen and a useful utility room, while upstairs are four inviting bedrooms.

Local amenities are close by, with Hockley station just a short drive away. Outside, the beautiful rear garden offers a peaceful space to relax and enjoy, complemented by off-street parking and a garage.

A wonderful opportunity to make a spacious, well-located family home your own. Internal viewing is highly recommended.

- Detached house
- Downstairs WC
- Beautiful rear garden
- Garage
- Short drive from Hockley station
- Utility room
- Four spacious bedrooms
- Off-street parking
- Close to local amenities
- Quiet position on the road

## Parking/Frontage

Block paved driveway for vehicles to front. Wall mounted EV charger to front with ramp further leading to front door.

## Hallway

Composite door with obscured window centre to front. Ceiling mounted light fitting, wall-mounted radiator, understairs storage and wooden effect flooring throughout. Access to downstairs WC, living room and kitchen.

















## Living Room
11'7 x 19'0 (3.53m x 5.79m)
Two ceiling mounted light fittings, large double window to front, two wall mounted radiators, decorative fireplace with wooden effect flooring throughout. Double doors lead into dining room

## Dining Room
13'7 x 9'10 (4.14m x 3.00m)
Ceiling mounted light fitting, wall-mounted radiator, sliding doors to rear garden, and wooden effect flooring throughout. Further access into kitchen,

## Kitchen
10'5 x 13'7 (3.18m x 4.14m)
Spotlights, double window to rear, wall-mounted radiator, and wooden effect flooring throughout. Range of wall and floor-mounted units, including integrated sink, integrated double oven, with separate induction hob and extractor fan overhead, integrated dishwasher and breakfast bar area. Further access to downstairs wet room and utility room.

## Utility Room
8'1 x 9'11 (2.46m x 3.02m)
Spotlights, UPVC door with additional window to rear, wall mounted radiator, floor and wall mounted units with space for washing machine, fridge & freezer and wooden effect flooring throughout.

## Wet Room
4'5 x 7'3 (1.35m x 2.21m)
Spotlights, heated towel rail, wash hand basin, fitted, wall-mounted shower with tiled walls.

## Downstairs WC
Ceiling mounted light fitting, obscured window to front, wall-mounted radiator, wash hand basin with storage, lower-level WC, part tiled walls and tile effect flooring.

## Landing
Ceiling mounted light fitting, loft hatch and carpeted throughout. Access to all bedrooms, airing cupboard and bathroom.











## Bedroom One
15'2 x 11'8 (4.62m x 3.56m )
Two ceiling mounted light fittings, wall-mounted radiator, fitted wardrobes to one wall and carpeted throughout. Access to ensuite.

## Ensuite
Spotlights, Obscured window to front, fitted shower units, heated towel rail, integrated wash hand basin unit with storage, low-level WC, tiled walls and tiled flooring.

## Bedroom Two
9'9 x 13'4 (2.97m x 4.06m )
Ceiling mounted light fitting, double window to rear, wall-mounted radiator, fitted wardrobes to one wall and carpeted throughout.

## Bedroom Three
8'3 x 13'7 (2.51m x 4.14m )
Ceiling mounted light fitting, window to front, wall mounted radiator, fitted wardrobes and carpeted throughout.

## Bedroom Four
7'9 x 11'3 (2.36m x 3.43m )
Ceiling mounted light fitting, double window to rear, wall mounted radiator and carpeted throughout.

## Bathroom
7'8 x 7'7 (2.34m x 2.31m )
Spotlight, obscured double window to rear, heated towel rail, wash hand basin, bath unit with shower attachment overhead, low-level WC, part tiled walls and tile effect flooring.

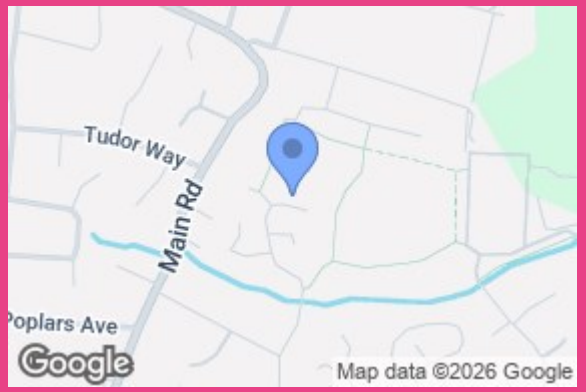
## Rear Garden
Access via sliding doors in dining room, door to rear in utility room, and via sideway. Paved patio area, wraps around to side with remainder lawn. Plant borders surround with mature plants and shrubs. Access to garage via sideway.

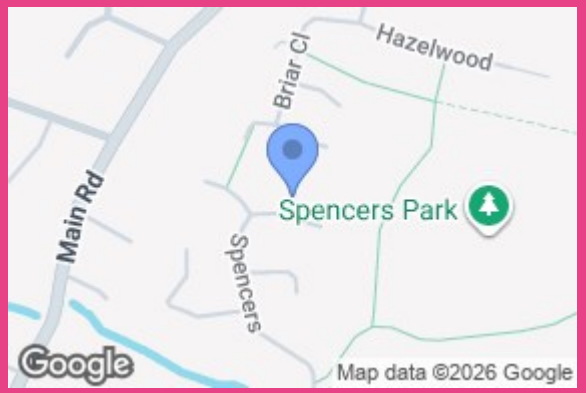
## Garage
Up and over door to front. Concrete based with lighting and power throughout.







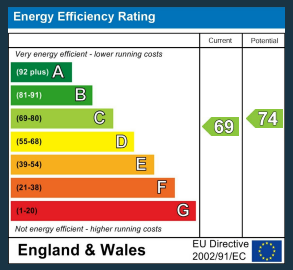

GROUND FLOOR




1ST FLOOR




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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