

A welcoming family home

£550,000

bear
Estate Agents



THE PROPERTY

Space to live beautifully.

A beautifully presented five-bedroom semi-detached chalet bungalow in a sought-after Hockley location, combining contemporary design with practical family accommodation.

Extended to the rear and converted into the loft, the home offers bright open-plan reception spaces, a contemporary fitted kitchen-diner, a separate snug lounge and five bedrooms arranged over two floors.

Outside, a west-facing garden, large outbuilding and parking for three cars add flexibility. Hockley station, shops, cafés and local amenities are all within walking distance.

- **FIVE BEDROOMS**
- **TWO BATHROOMS**
- **OPEN-PLAN FAMILY SPACE**
- **WEST-FACING GARDEN**
- **LARGE OUTBUILDING**
- **PARKING FOR THREE**

KITCHEN & DINING

Made for everyday living.

Kitchen | 11'9 x 11'3 (3.58m x 3.43m)
Fitted wall and base units with roll-edge worktops, gas hob, electric oven, extractor, sink with mixer taps and drainer, space for white goods and tiled splashbacks. Karndean wood flooring, inset spotlights and side-facing double-glazed windows.

Open-plan dining room / sitting area | 24'4 x 8'8 (7.42m x 2.64m)
Two rear bi-fold doors open to the garden, with further side-facing glazing, inset spotlights, radiators, power points and Karndean flooring. An open archway leads through to the lounge.

Open the doors.

Bring the garden in.







RECEPTION SPACES

Room to gather.







Lounge | 13'7 x 11'10 (4.14m x 3.61m)
A separate snug lounge with smooth ceilings, carpet, feature open fireplace, wall-mounted radiator, television and power points.

Open-plan dining and sitting spaces make an easy setting for family life and entertaining, while the separate lounge gives the home a quieter place to relax.

The ground floor also includes an entrance hall with inset spotlights, stairs to the first-floor landing, radiators, under-stairs storage and power points.

A flexible layout for the way you live.

GROUND FLOOR BEDROOMS

Flexible family accommodation.

Downstairs bedroom one | 13'2 x 10'10 (4.01m x 3.30m)
Front-facing double-glazed bay window, smooth ceilings, carpet, radiator, power and television points, plus loft access.

Downstairs bedroom two | 10'9 x 10'0 (3.28m x 3.05m)
Front-facing double-glazed window, smooth ceilings, carpet and radiator.

The ground-floor bedrooms offer options for family, guests or a dedicated workspace.

Space to make your own.







FAMILY BATHROOM

A fresh start to the day.



Bathroom | 7'7 x 5'5 (2.31m x 1.65m)
Side-facing double-glazed window, inset spotlights, tiled walls and floor, and a white suite comprising a P-shaped bath with mixer taps, rainfall and handheld shower attachments, pedestal basin, low-level WC and heated towel rail.

Neutral finishes and practical fittings create a bright, easy-care family bathroom.

Calm, considered and practical.

FIRST FLOOR BEDROOMS

Room for family. Space for guests.

Upstairs bedroom one | 15'5 x 9'0 (4.70m x 2.74m)
Rear-facing double-glazed windows overlook the garden; Velux window to the front, fitted storage, eaves storage, radiator and access to the en suite.

Upstairs bedroom two | 13'7 x 8'9 (4.14m x 2.67m)
Front-facing double-glazed windows, inset spotlights, carpet, radiator, power point and potential for built-in storage.

Upstairs bedroom three | 10'9 x 8'9 (3.28m x 2.67m)
Rear-facing garden outlook, inset spotlights, carpet, radiator, power points and potential for built-in storage.

Five bedrooms.

Room to grow.







EN SUITE & LANDING

A private place to unwind.



En suite | 4'6 x 2'9 (1.37m x 0.84m)
Three-piece suite with double shower cubicle and handheld shower, vanity basin with mixer tap, low-level WC, heated towel rail and storage. Tiled walls and floor.

First-floor landing
Velux window to the front, smooth ceilings with inset spotlights and carpeted flooring throughout.

Everyday comfort

in thoughtful detail.

GARDEN & OUTBUILDING

Designed for outdoor living.

The west-facing rear garden offers a generous setting for relaxing and entertaining. Features include a large decking area, external lighting and power, secure boundary fencing, side access and shrub borders.

A large outbuilding at the rear adds useful extra space. The garden and outbuilding are supported by ample parking to the front of the home.

Bi-folding doors connect the open-plan family room directly to the garden.

Long afternoons.

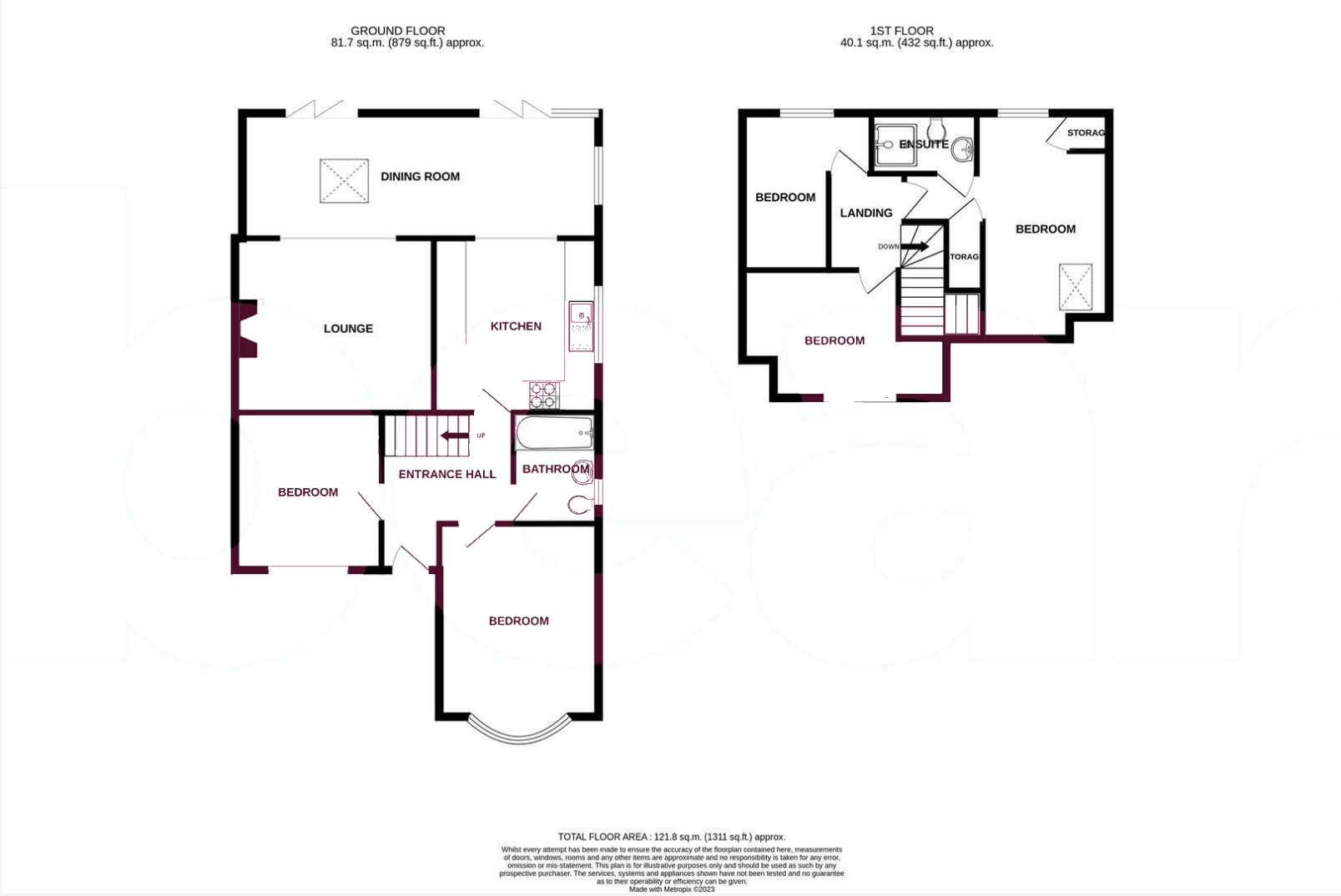
Unhurried evenings.





LAYOUT

Floor plans



Not to scale. Please refer to the measurements and verify details during your viewing.

Generous proportions throughout.

ENTRANCE HALL

Smooth ceilings with inset spotlights; stairs to first-floor landing; radiators; under-stairs storage; power points; doors to principal rooms.

KITCHEN | 11'9 x 11'3 (3.58m x 3.43m)

Smooth ceilings with inset spotlights; Karndean wood flooring; side-facing double-glazed windows; wall and base storage units with roll-edge worktops; gas hob, electric oven and extractor; sink with mixer taps and drainer; space for white goods; tiled walls around.

OPEN-PLAN DINING / SITTING | 24'4 x 8'8 (7.42m x 2.64m)

Two rear bi-fold doors to the garden; side-facing double-glazed windows; smooth ceilings with inset spotlights; radiators; Karndean wood flooring; power points; open archway to lounge.

LOUNGE | 13'7 x 11'10 (4.14m x 3.61m)

Smooth ceilings; carpet throughout; feature open fireplace; wall-mounted radiator; television and power points.

DOWNSTAIRS BEDROOM ONE | 13'2 x 10'10 (4.01m x 3.30m)

Front-facing double-glazed bay window; smooth ceilings; carpet; radiator; power and television points; loft access.

DOWNSTAIRS BEDROOM TWO | 10'9 x 10'0 (3.28m x 3.05m)

Front-facing double-glazed window; smooth ceilings; carpet throughout; radiator.

BATHROOM | 7'7 x 5'5 (2.31m x 1.65m)

Side-facing double-glazed window; inset spotlights; tiled floor and walls; P-shaped bath with mixer taps, rainfall and handheld showers; pedestal basin with mixer taps; low-level WC; heated towel rail.

FIRST-FLOOR LANDING

Velux window to the front; smooth ceilings with inset spotlights; carpeted flooring throughout.

UPSTAIRS BEDROOM ONE | 15'5 x 9'0 (4.70m x 2.74m)

Rear-facing double-glazed windows overlooking the garden; front-facing Velux; smooth ceilings with inset spotlights; carpet; radiator; built-in and eaves storage; doors to en suite.

EN SUITE | 4'6 x 2'9 (1.37m x 0.84m)

Smooth ceilings; tiled walls and floors; double shower cubicle with handheld shower; vanity basin with mixer tap; low-level WC; heated towel rail; storage.

UPSTAIRS BEDROOM TWO | 13'7 x 8'9 (4.14m x 2.67m)

Front-facing double-glazed windows; smooth ceilings with inset spotlights; carpet; potential for built-in storage; radiator; power point.

UPSTAIRS BEDROOM THREE | 10'9 x 8'9 (3.28m x 2.67m)

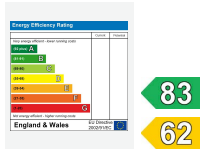
Rear-facing double-glazed window overlooking the garden; smooth ceilings with inset spotlights; carpet; radiator; power points; potential for built-in storage.

REAR GARDEN

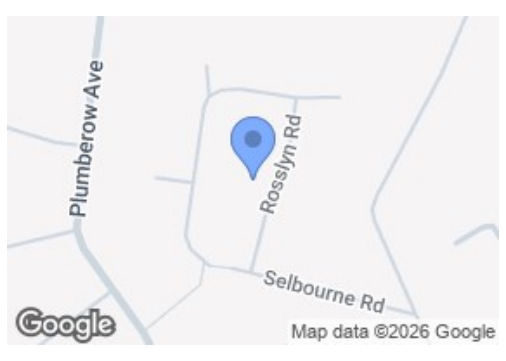
Large decking area; external lighting and power; secure fencing to all boundaries; side access; shrub borders; access to rear outbuildings.

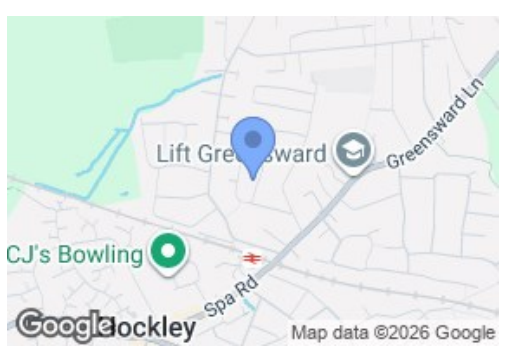
KEY FACTS

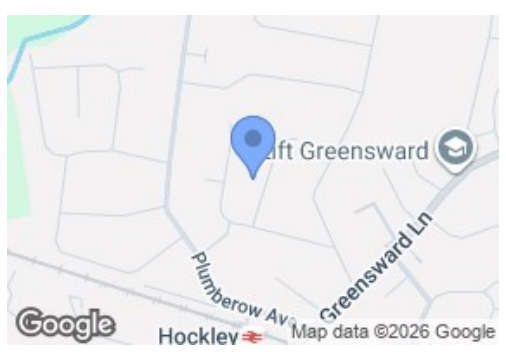
Five bedrooms • Two bathrooms • West-facing garden • Large outbuilding • Parking for three • Walk to Hockley station • Excellent proximity to local schools • No onward chain.



EPC ordered • Council Tax Band D • Measurements are approximate; bedrooms and other measurements supplied by the vendor.







LOCATION

A superb location in Hockley.

Rosslyn Road is within easy walking distance of Hockley station, shops, cafés and local amenities, with schools close by.

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GUIDE PRICE

£550,000





