Christmas Tree Crescent | Hawkwell | Hockley | SS5 4FN

Offers Over £450,000

bear
Estate Agents

OFFERS IN EXCESS OF £450,000 *NO ONWARD CHAIN*

Bear Estate Agents are delighted to present this beautifully modernised three-bedroom detached family home, offering comfortable and practical living in a highly convenient location in Hockley.

The property features spacious and well-balanced accommodation throughout, including a generous lounge ideal for relaxing and entertaining. The ground floor also benefits from a convenient downstairs WC, enhancing everyday practicality. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom enjoying the added benefit of a private en-suite, alongside a modern family bathroom.

Externally, the home offers off-street parking, a detached garage, and a large garden providing an excellent space for outdoor living and entertaining. Ideally situated close to Hockley Woods and local amenities, this attractive home is perfectly suited to families and commuters alike, and early viewing is strongly recommended.

- Detached House
- Spacious Lounge
- Off Street Parking
- Detached Garage
- Downstairs WC
- Bedroom One With Ensuite Bathroom
- Close To Local Amenities

Hallway

Composite door with obscured window and separate window to front. Two ceiling mounted light fittings, wall mounted radiator, storage cupboard and wooden flooring throughout.

Kitchen

11'2 x 13'7 (3.40m x 4.14m)

Two ceiling mounted light fittings, wall mounted radiator, double window to side and tiled flooring throughout. Range of wall and floor mounted appliances including integrated stainless steel sink and dry unit, integrated fridge/freezer, integrated dishwasher and oven with gas hob and extractor fan above.

Downstairs WC

Ceiling mounted light fitting, wall mounted radiator, wall mounted cupboard, wash hand basin and low-level WC.

Lounge
17'7 x 10'4 (5.36m x 3.15m)
Two ceiling mounted light fittings, two wall mounted radiators, window to front, French doors to rear garden, access to under stairs storage cupboard and carpeted throughout.

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

Bedroom One
15'9 x 13'0 (4.80m x 3.96m)
Ceiling mounted light fitting and singular spotlight, window to front and side, wall mounted radiator, fitted wardrobes and carpeted throughout.

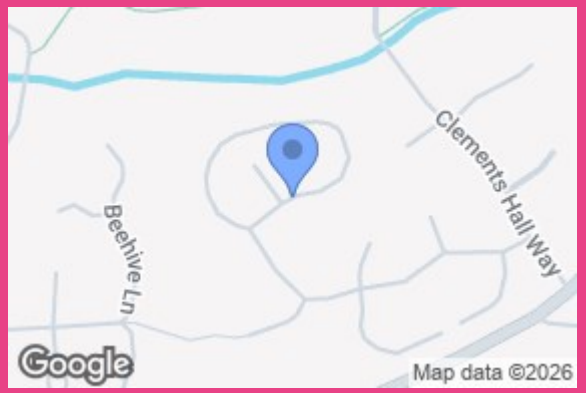
Ensuite
Ceiling mounted light fitting and Spotlight, tiled walls, heated towel rail, walk-in shower, wash hand basin, wall mounted storage cupboard, low-level WC and tiled flooring.

Bedroom Two
10'2 x 10'5 (3.10m x 3.18m)
Ceiling mounted light fitting, window to front and side, wall mounted radiator, fitted wardrobes & drawers and carpeted throughout.

Bedroom Three
9'11 x 6'11 (3.02m x 2.11m)
Ceiling mounted light fitting, wall mounted radiator, window to side, fitted wardrobes & desk with storage and carpeted throughout.

Bathroom
6'6 x 6'11 (1.98m x 2.11m)
Ceiling mounted light fitting, extractor fan, obscured window to front, heated towel rail, part tiled walls, bath, wash hand basin, wall mounted storage cupboard, low-level WC and tiled flooring throughout.

Agents Notes
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.
Tenure - Freehold
Council Tax Band - E



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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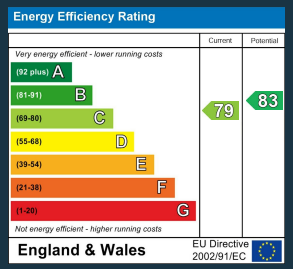

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