



Tyrells | | Hockley | SS5 4QA  
Guide Price £800,000

**bear**  
*Estate Agents*



\*Guide Price £850,000\* \*No Onward Chain\*

This detached house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, including a primary suite complete with an ensuite bathroom, this home is ideal for families seeking both space and privacy.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The spacious lounge is particularly noteworthy, offering a warm and welcoming atmosphere for family gatherings or quiet evenings in.

For those who appreciate the outdoors, the property backs onto the neighbouring Hockley Woods, providing a beautiful natural setting for walks and outdoor activities. Additionally, the property features a double garage, ensuring that parking is never a concern, with room for up to two vehicles.

Local amenities are conveniently close, making daily errands and leisure activities easily accessible. The property is conveniently near Hockley Highstreet. This home not only offers a comfortable living space but also a lifestyle enriched by nature and community.

In summary, this detached house in Tyrells, Hockley, presents an excellent opportunity for those looking to settle in a peaceful yet well-connected area. With its spacious interiors and proximity to local attractions, it is a property that truly deserves your attention.

- Beautiful Detached Four Bedroom House
- No Onward Chain
- Potential To Make Your Own
- Spacious Off Street Parking With Double Garage
- Large Rear Garden Backing Onto The Beautiful Hockley Woods With A Length Of 100 Meters

### Hallway

Solid wood door and single window to front. Spotlights, wall mounted radiator, under the stairs storage cupboard and tiled throughout.





### Downstairs WC

Ceiling mounted light fitting, obscured window to the front aspect. Part tiled walls, tiled flooring, wall mounted heated towel rail, wash handbasin and low-level WC.

### Study

9'1 x 9'3 (2.77m x 2.82m)

Ceiling mounted light fitting, double glazed bay window to front, wall mounted radiator and tiled flooring.

### Kitchen

16'4 x 12'2 (4.98m x 3.71m)

Spotlights and under cupboard lighting with double glazed window to rear and barn style door to side. Range of wall and floor mounted units with stone work surfaces. Integrated oven with gas hob and extractor fan overhead, Integrated fridge, integrated freezer and dishwasher.

### Lounge

20'4 x 13'4 (6.20m x 4.06m)

Ceiling mounted light fitting and four singular wall mounted light fittings, triple window to front, two wall mounted radiators, gas fire with easy reconnection with fireplace surround, sliding door to rear garden and carpeted throughout.

### Dining Room

12'7 x 13'1 (3.84m x 3.99m)

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

### Bathroom

6'4 x 12'7 (1.93m x 3.84m)

Spotlights and double obscured window to front. Tiled walls, tile flooring, shower unit with separate bath, heater towel rail, wash handbasin and low-level WC.

### Landing

Spotlights, double window to front, wall mounted radiator, access to loft, storage cupboard with water tank and carpeted throughout.

### Bedroom One

14'7 x 13'1 (4.45m x 3.99m)

Ceiling mounted light fitting, two wall mounted light fittings and spotlights. Fitted wardrobes to one wall, wall mounted radiator and carpeted throughout.



## Ensuite

Spotlights, obscured window to side, tiled walls, tiled floors, heated towel rail, wash handbasin and low-level WC.

## Bedroom Two

9'9 x 13'2 (2.97m x 4.01m)

Ceiling mounted lighting, double window to rear, wall mounted radiator and carpeted throughout.

## Bedroom Three

8'6 x 13'1 (2.59m x 3.99m)

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

## Bedroom Four

10'2 x 10'3 (3.10m x 3.12m)

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

## Rear Garden

Raised decking area leads to partial patio. Remainder laid to lawn, step down with steps leading down to further lawn area, which backs onto the beautiful Hockley Woods.

## 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 - G





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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