



Southview Road | | Hockley | SS5 5DX

Guide Price £450,000 - £475,000

bear
Estate Agents

GUIDE PRICE £450,000 - £475,000 ***SHORT WALK TO HOCKLEY STATION*** ***OUTBUILDINGS WITH POWER AND LIGHTING*** ***OFF STREET PARKING*** ***MODERNISED KITCHEN***
 Bear Estate Agents are delighted to bring to the market this beautifully presented three-bedroom semi-detached chalet, ideally positioned just a short walk from Hockley Station perfect for commuters while also being within easy reach of local amenities and well-regarded schools.

The property benefits from generous off-street parking for multiple vehicles, with convenient side access leading to a beautiful rear garden. Further highlights include a spacious cabin complete with power and lighting, alongside a separate powered workshop offering excellent potential for a home office, gym, studio or hobby space.

Inside, the property features a modernised kitchen/diner fitted with contemporary appliances and a stylish breakfast bar. The accommodation also includes a modern fitted bathroom as well as a convenient ground-floor shower room. The property boasts three generously sized double bedrooms, with two situated downstairs and the third located on the first floor.

- Semi detached chalet
- Three bedrooms
- Shower room
- Modernised kitchen
- Spacious lounge
- Short walk to Hockley station
- Off street parking
- Outbuildings with power
- Close to local amenities

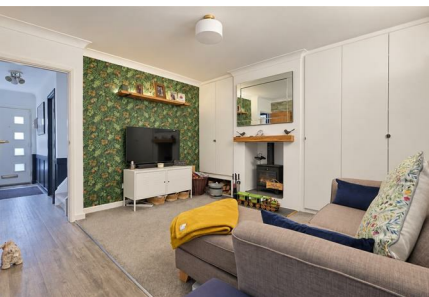
Hallway

Composite door with obscured window centre to front. Ceiling mounted light fitting, wall mounted radiator, feature wooden panelling and Amtico flooring throughout.

Living Area

20'9 x 12'11 (6.32m x 3.94m)
 Ceiling mounted light fitting with additional decorative feature light fitting, vertical wall mounted radiator, fitted storage cupboards to both sides, log burner with decorative fireplace surround, carpeted with remainder Amtico flooring. Leads to kitchen/diner to rear.





Kitchen / Diner

22'0 x 18'5 (6.71m x 5.61m)

Two ceiling mounted light fittings, vertical wall mounted radiator, sliding doors to rear garden and Amtico flooring throughout. To kitchen area, feature hanging light fitting and additional ceiling mounted light fitting. Range of wall and floor mounted units with Quartz work surfaces including integrated double oven with separate induction hob and extractor fan overhead, integrated floor to ceiling fridge and freezer, integrated dishwasher, integrated washing machine and integrated tumble dryer.

Downstairs Shower Room

Ceiling mounted light fitting, obscured window to side, heated towel rail, shower unit, wash hand basin with integrated storage, low-level WC and Amtico flooring.

Bedroom One

15'7 x 14'5 (4.75m x 4.39m)

Two ceiling mounted light fittings, double window to rear, wall mounted radiator, eaves storage and carpeted throughout. Additional fitted storage cupboard to upstairs landing.

Bedroom Two

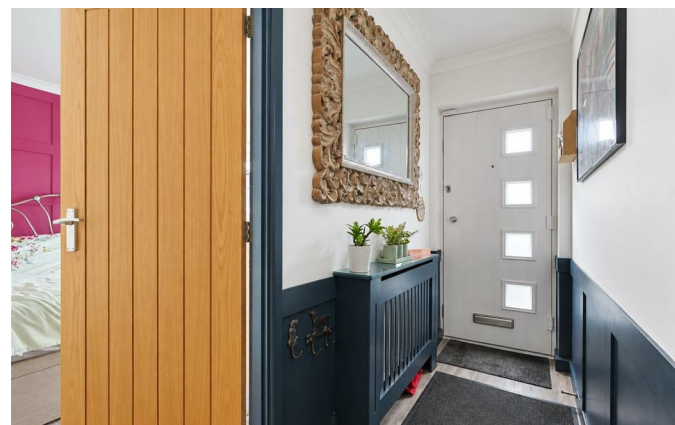
12'5 x 9'5 (3.78m x 2.87m)

Ceiling mounted light fitting, double window to front, wall mounted radiator, fitted wardrobes to one wall, under stairs storage cupboard and carpeted throughout.

Bedroom Three

10'9 x 11'2 (3.28m x 3.40m)

Ceiling mounted light fitting, bay window to front with fitted shutters, wall mounted radiator, feature panelled wall and carpeted throughout.



Bathroom

10'11 x 6'5 (3.33m x 1.96m)

Ceiling mounted light fitting, obscured window to side, heated towel rail, fitted storage cupboards, bath unit with shower attachment, shower unit, integrated wash handbasin with low-level WC, tiled walls and Amtico flooring with underfloor heating throughout.

Rear garden

Access via sliding doors in kitchen/diner and gate to side. Large patio area with outdoor pergola to one side with wooden cabin to left-hand side. Lawn area further leads to additional wooden sheds and workshop.

Cabin

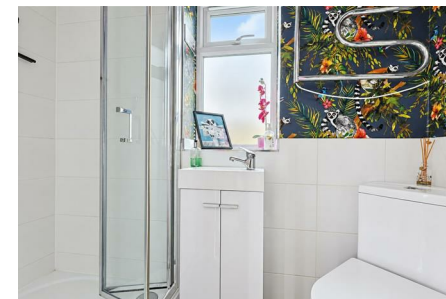
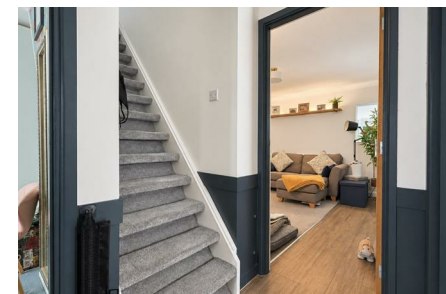
10'0 x 16'0 (3.05m x 4.88m)

Double doors and windows to front. Wooden flooring throughout and fitted with lighting and power.

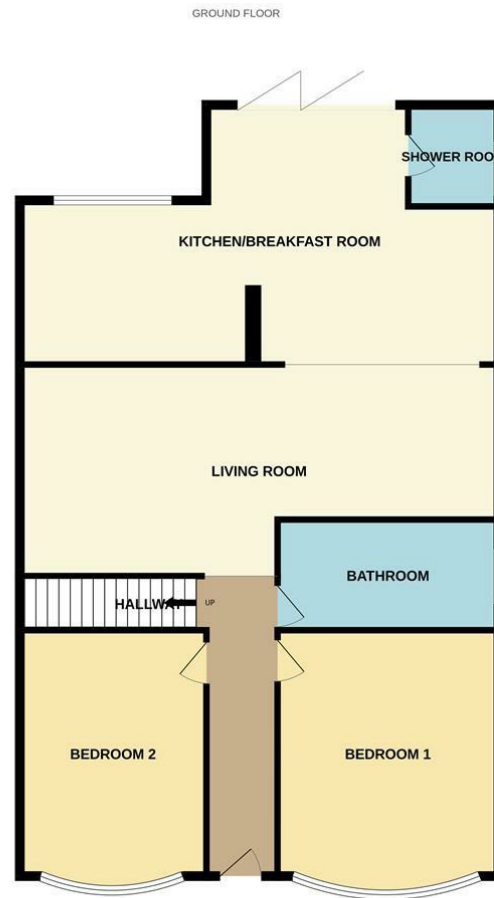
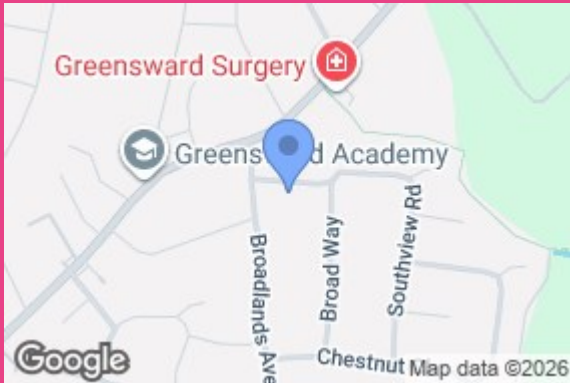
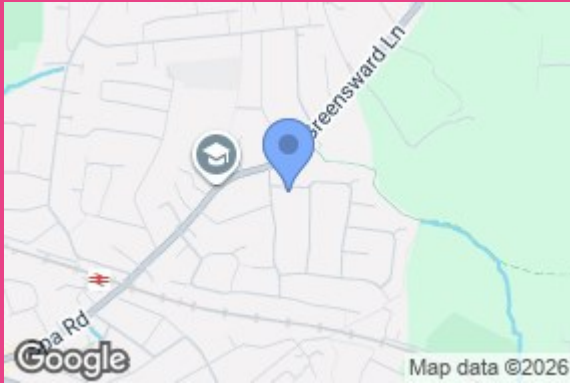
Workshop

20'0 x 10'0 (6.10m x 3.05m)

Double doors and windows to front. Wooden flooring throughout and fitted with lighting and power.







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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