

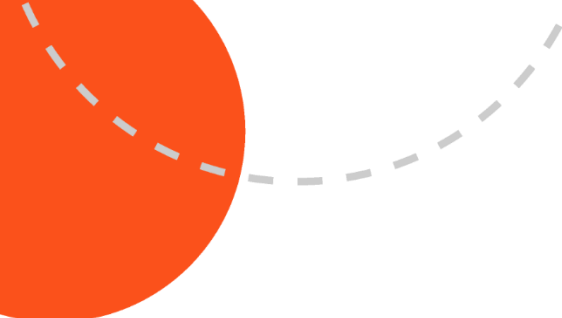


24 Romsey Close, Hockley, Essex, SS5 4XJ

Three Bedroom House / Guide Price: £350,000 - £375,000 / Tel: 01702 207720

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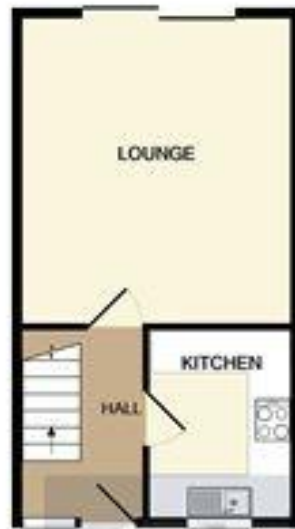
Welcome to this **three-bedroom** end-of-terrace house, situated in a convenient location. Upon entering, the ground floor features a newly fitted modern kitchen to the front of the property. To the rear is a spacious living room with direct access to the enclosed rear garden, creating an ideal space for relaxing or entertaining. Upstairs, the property offers three bedrooms and a three-piece family bathroom. The rear garden is mainly laid to lawn with a patio area, along with access to an outbuilding providing useful additional storage or workspace. To the front, the property is laid to lawn and benefits from two allocated parking spaces located in the residents' car park.

Ideally located on the edge of Hockley Village, the property is within easy reach of a variety of shops, cafés and restaurants, as well as the picturesque Hockley Woods, offering miles of scenic woodland walks. Hockley railway station is also nearby, providing fast and direct rail links into London. With so much to offer, we anticipate strong interest, so an early viewing is highly recommended.

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 listed and no guarantee as to their operability or efficiency can be given.



Highlights

- / Three-bedroom end-of-terrace house
- / Newly fitted modern kitchen
- / Spacious living room with garden access
- / Three-piece family bathroom
- / Enclosed rear garden with patio and lawn
- / Useful outbuilding providing additional storage
- / Two allocated parking spaces
- / Edge of Hockley Village location
- / Easy access to Hockley railway station with direct London links
- / 360' Virtual Tour
- / EPC Rating: C
- / Council Tax Band: C



Entrance door with obscure glazed panel leading to:

Entrance Hall /

Double glazed window to front aspect, plastered ceiling, wood effect floor covering, staircase to first floor living space with fitted carpet, understairs storage cupboard, radiator, power points.

Lounge /

14'0 x 13'0

Double glazed sliding door to rear garden, smooth plastered and coved ceiling, wood effect floor covering, space for dining table, fitted wall lights, radiator, power points.

Kitchen /

6'0 x 6'0

Fitted at both eye and base level in a range of modern units with working surface over, space for appliances such as fridge/freezer and washing machine, integrated oven and four ring gas hob with extractor fan above, integrated dishwasher, sink unit with mixer tap and drainer, double glazed window to front aspect, smooth plastered ceiling, wood effect floor covering, part tiled walls, power points.

Landing /

Fitted carpet, loft access, power points, doors leading off:



Bedroom One /

9'10 x 8'10

Double glazed window to front aspect, plastered ceiling, fitted carpet, built in wardrobe and storage cupboard, radiator, power points.

Bedroom Two /

8'11 x 6'0

Double glazed window, smooth plastered ceiling, fitted carpet, radiator, power points.

Bedroom Three /

6'0 x 6'0

Double glazed window, plastered ceiling, fitted carpet, radiator, power points.

Bathroom /

6'4 x 6'1

Three piece suite comprising integrated bath with mixer tap and fitted shower unit with safety glass, pedestal hand wash basin with mixer tap, low level w/c, double glazed window to side aspect, plastered ceiling, wood effect floor covering, part tiled walls.

Rear Garden /

Paved patio to immediate rear of property with remaining laid to lawn, secure fence boundaries, access to outbuilding, water tap.

Front Garden /

Laid to lawn area, two allocated parking spaces in communal area.





PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

