



43 Barnwell Drive, Hockley, Essex, SS5 4UZ

Four Bedroom Detached Home / Price: £575,000 / Tel: 01702 207720

**amos**

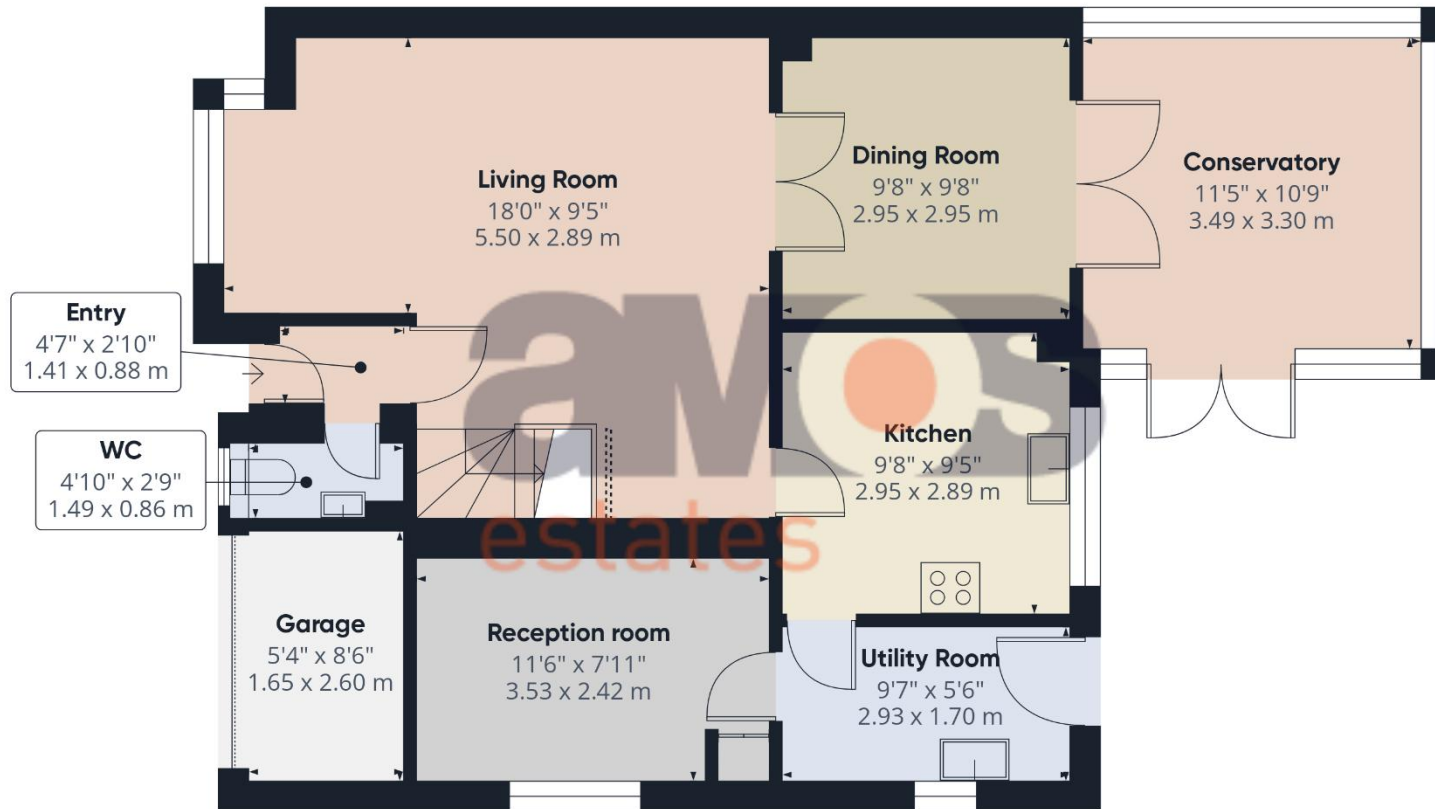


Beautifully presented throughout, this attractive **four-bedroom** detached home offers spacious and versatile accommodation, with a generous selection of living and reception spaces. From the entrance hall, doors lead into the main living room, which features double doors opening through to the separate dining room. From here, French doors open into the bright and light-filled conservatory, creating a lovely additional reception space and a pleasant connection with the garden. The modern fitted kitchen is well proportioned and provides plenty of storage and workspace, with access through to the useful utility area. There is also a versatile additional reception room, which could equally be used as a home office, playroom, hobby room or further reception space depending on requirements. A convenient WC completes the ground floor. Upstairs, the property provides four well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a well-appointed three-piece family bathroom. Outside, the rear garden is a good size and provides a combination of patio and lawn, offering plenty of space for seating, entertaining and family use. To the front, the property benefits from ample off-road parking, adding to the practicality of this well-presented family home.

Location wise, the property is close to Hockley woods, the Village shops and eateries, two primary schools and Greensward and the train station with fast, direct access to London. We have produced a **360' virtual tour** for the property to provide you with a chance to see inside before making an early appointment to view in person.

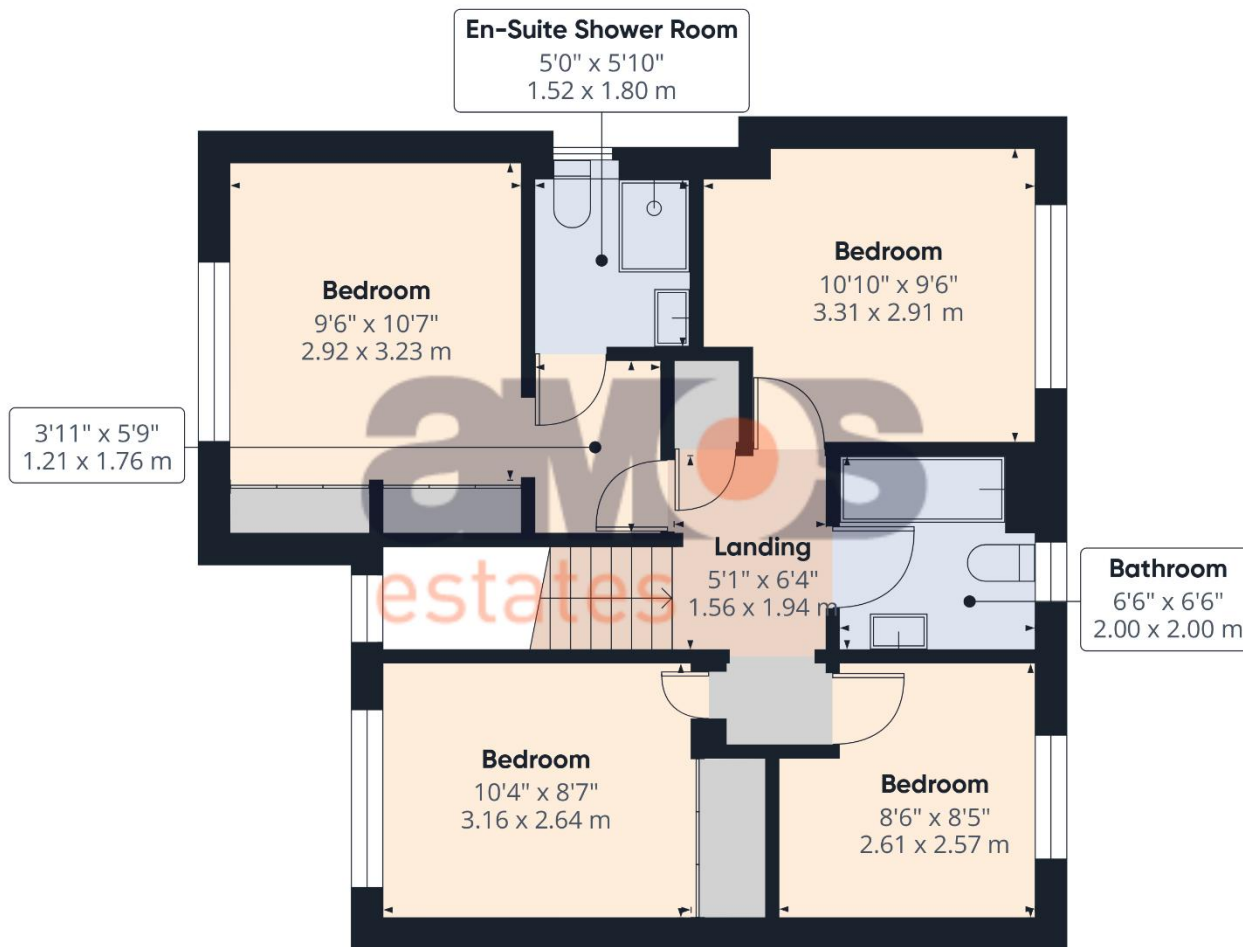
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Ground Floor

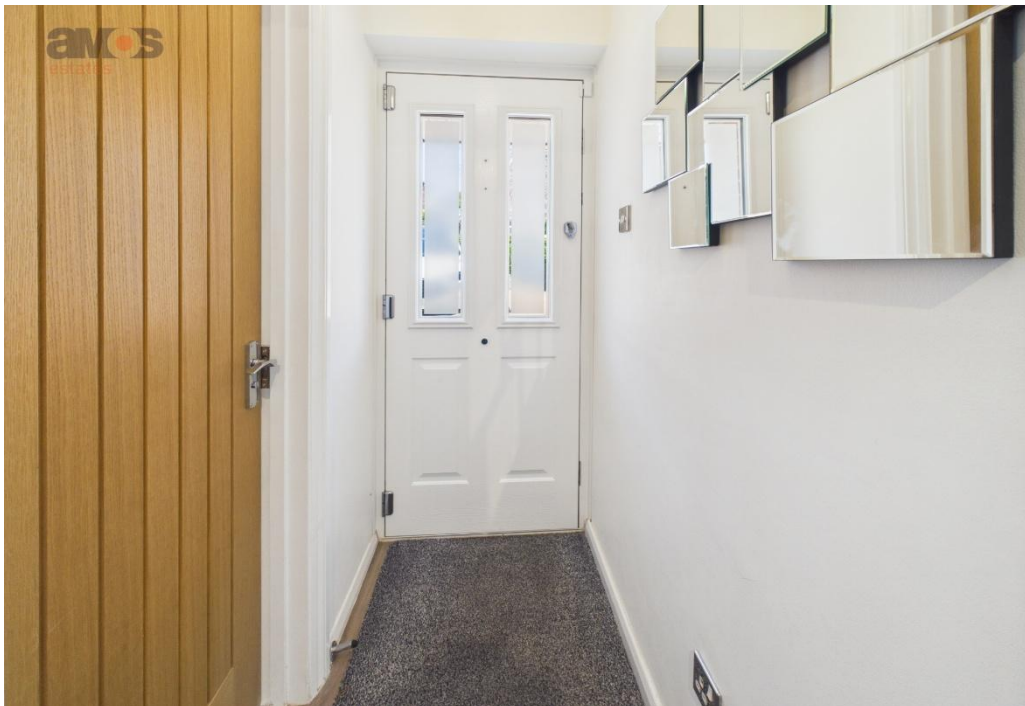
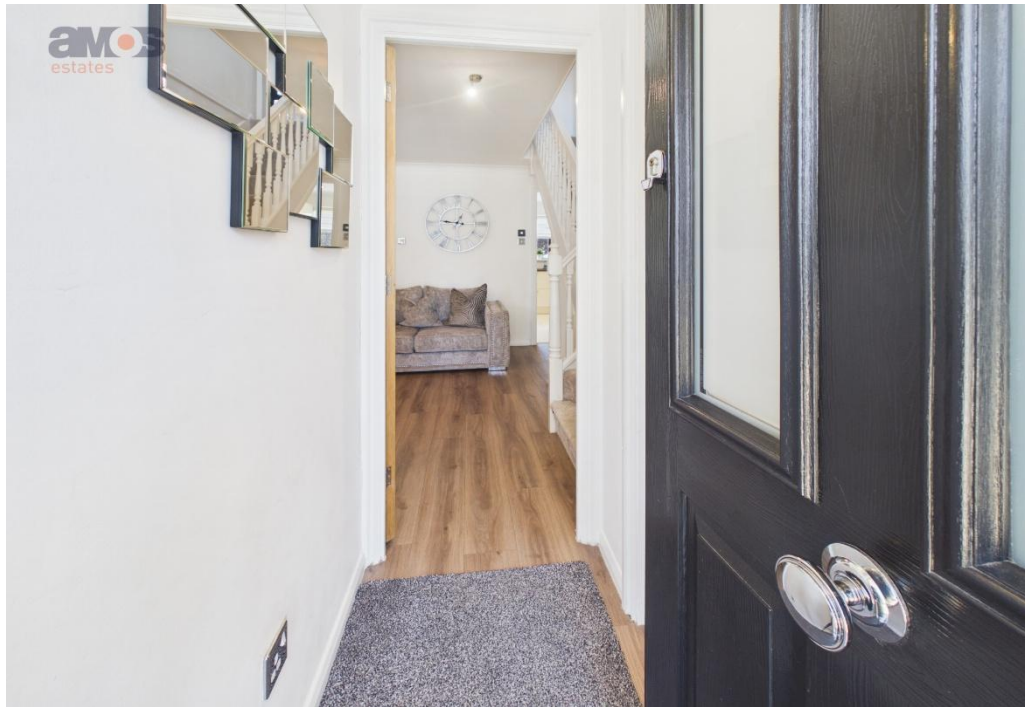




First Floor



**A space to  
call home.**



## Highlights

- / Four-bedroom detached family home
- / Beautifully presented throughout
- / Spacious living room with bay window
- / Separate dining room and bright conservatory
- / Modern fitted kitchen with integrated appliances & Useful utility room
- / Versatile additional reception room
- / Main bedroom with en-suite shower room & further three-piece bathroom
- / Good-sized rear garden with patio and lawn
- / Ample off-road parking and garage/ Close to village shops, schools and woodland walks
- / EPC Rating: Pending
- / Council Tax Band: E
- / Approx 1316 Sq Ft in Size
- / 360' Virtual Tour

Composite entrance door leading to:

### Entrance Hall /

4'7 x 2'10

Plastered and coved ceiling, wood effect floor covering, door leading to living room and ground floor cloakroom.

### Ground Floor Cloakroom /

4'10 x 2'9

Two piece suite comprising wall mounted sink with mixer tap, low level w/c, double glazed window to front aspect, plastered and coved ceiling, tiled flooring and part tiled walls, radiator.

### Living Room /

18'0 x 9'5

Double glazed bay window to front aspect, plastered ceiling, wood effect floor covering, staircase to first floor living accommodation with fitted carpet and wood balustrade, understairs storage cupboard, radiator, power points, double doors leading to dining room and door leading to kitchen.

### Dining Room /

9'8 x 9'8

Double glazed French doors to conservatory, plastered and coved ceiling, wood effect floor covering, plastered and coved ceiling, radiator, power points.

### Conservatory /

11'5 x 10'9

Double glazed windows to rear and side aspect, double glazed French doors to rear garden, tiled flooring, electric radiator, power points.





## **Kitchen /**

**9'8 x 9'5**

Fitted at both eye and base level in a range of cream units with working surface over, integrated appliances such as double oven and five ring gas hob with extractor fan above, dishwasher and 1.5 stainless steel sink unit with mixer tap and integrated drainer, double glazed window to rear aspect, plastered and coved ceiling with spotlights, part tiled walls, power points, door to:

## **Utility Room /**

**9'7 x 5'6**

Fitted at eye and base level in a range of cream units with working surface over, space for washing machine and fridge/freezer, 1.5 stainless steel sink with mixer tap, double glazed window to side aspect and double-glazed door to rear garden, radiator, power points, door to:

## **Playroom/Reception Room /**

**11'6 x 7'11**

Double glazed window to side aspect, plastered and coved ceiling, tiled flooring, radiator, airing cupboard, power points.

## **Landing /**

**6'4 x 5'1**

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, loft access, storage cupboard, power points, doors leading off:

## **Family Bathroom /**

**6'6 x 6'6**

Three piece suite comprising integrated bath with mixer tap and fitted shower unit with safety glass, vanity unit with sink top and mixer tap, low level w/c, double glazed window to rear aspect, plastered and coved ceiling with spotlights, tiled flooring and tiled walls, chrome heated towel rail.





### **Bedroom One /**

**5'9 x 3'11 plus 10'7 x 9'6**

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, built in wardrobes, radiator, power points, door to:

### **En-Suite Shower Room /**

**5'10 x 5'0**

Three piece suite comprising of safety glass cubicle with fitted shower unit, vanity unit with sink top and mixer tap, low level w/c, double glazed window to side aspect, plastered ceiling with fitted spotlights, tiled flooring and part tiled walls, chrome heated towel rail, extractor fan.

### **Bedroom Two /**

**10'10 x 9'6**

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, radiator, power points.

### **Bedroom Three /**

**10'4 x 8'7**

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, built in wardrobes, radiator, power points.

### **Bedroom Four /**

**8'6 x 8'5**

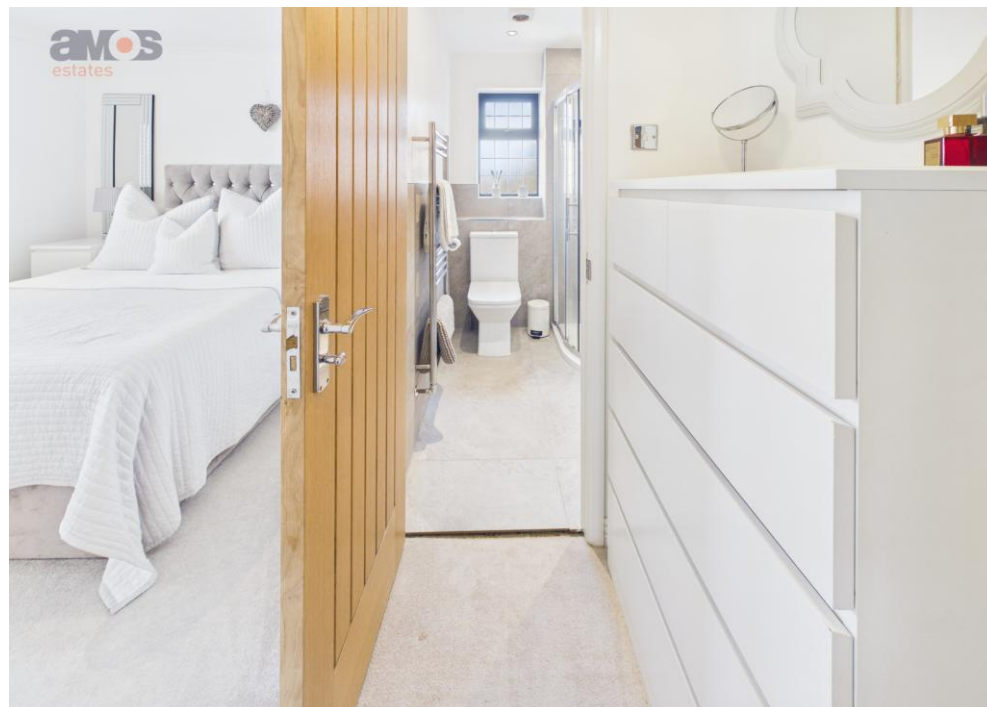
Double glazed window to rear aspect, plastered and coved ceiling, fitted carpet, radiator, power points.

### **Rear Garden /**

Sun patio to immediate rear and side of property followed by remaining laid to lawn, secure fence boundaries, mature planting, side gate providing front access.

### **Front Garden /**

Block paved driveway providing parking for vehicles, access to garage, laid to lawn area, boundary to either side.







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

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