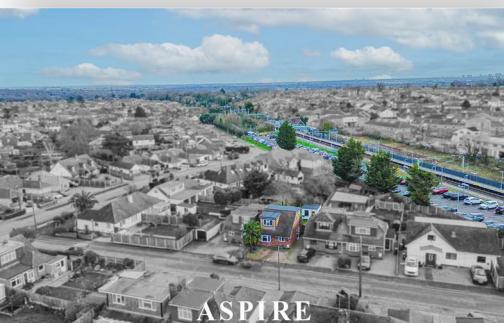


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## Mount Crescent, Hockley Guide price £400,000

Guide Price: £400,000-£425,000

Welcome to this well-presented three-bedroom semi-detached family home, offering comfortable and versatile living space throughout.

On entering the property, the entrance hall leads you through to the main living areas. The modern fitted kitchen sits to the front of the home, while the spacious living room provides ample room for both relaxing and dining, with doors opening directly onto the rear garden — ideal for everyday family life and entertaining. The ground floor also benefits from a contemporary bathroom and a generously sized bedroom, offering flexibility for guests, home working, or multi-generational living.

Upstairs, there are two further well-proportioned bedrooms, including the main bedroom with Juliet balcony overlooking the garden, along with a stylish and modern shower room.

Externally, the rear garden is a great size and designed for easy maintenance, featuring a patio area, lawn, and decked seating space. An outdoor cabin with power and lighting offers an excellent additional space, perfect for a home office, studio, or hobby room. To the front, a block-paved driveway provides ample off-road parking for several vehicles, with side access leading to the rear garden.

The location is ideal for families, with highly regarded schools such as Greensward and Plumberow nearby, along with excellent transport links offering fast, direct access to London. Village shops, cafés, and eateries are all within easy reach, while Maryland Woods provides a peaceful setting for scenic walks and outdoor enjoyment.

**ENTRANCE HALL**

8'10 x 8'9 (2.69m x 2.67m)

**GROUND FLOOR BATHROOM**

6'7 x 5'5 (2.01m x 1.65m)

**LIVING ROOM/ DINING AREA**

20'10 x 14'5 (6.35m x 4.39m )

**GROUND FLOOR BEDROOM**

19'9 x 8'10 (6.02m x 2.69m)

**KITCHEN**

9'8 x 8'10 (2.95m x 2.69m)

**LANDING**

9'10 x 5'5 (3.00m x 1.65m)

**BEDROOM 1**

11'6 x 9'10 (3.51m x 3.00m )

**BEDROOM 2**

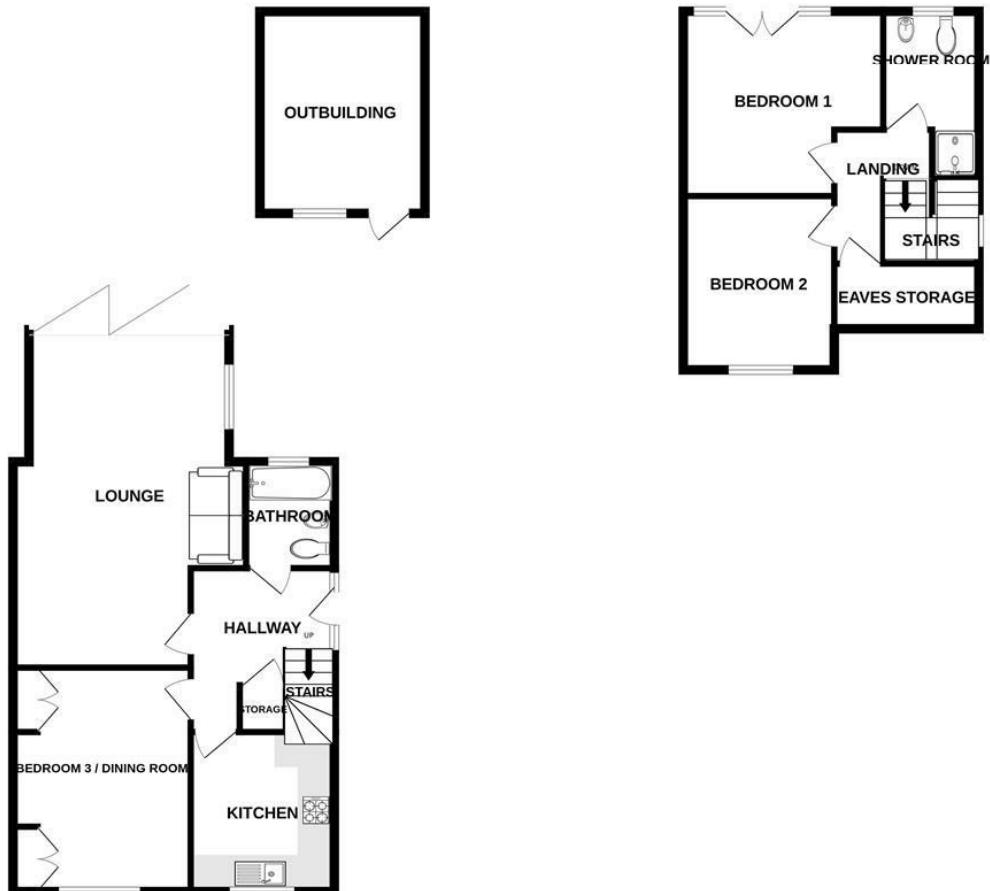
10'8 x 8'11 (3.25m x 2.72m)

**SHOWER ROOM**

5'2 x 4'7 (1.57m x 1.40m)

GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.

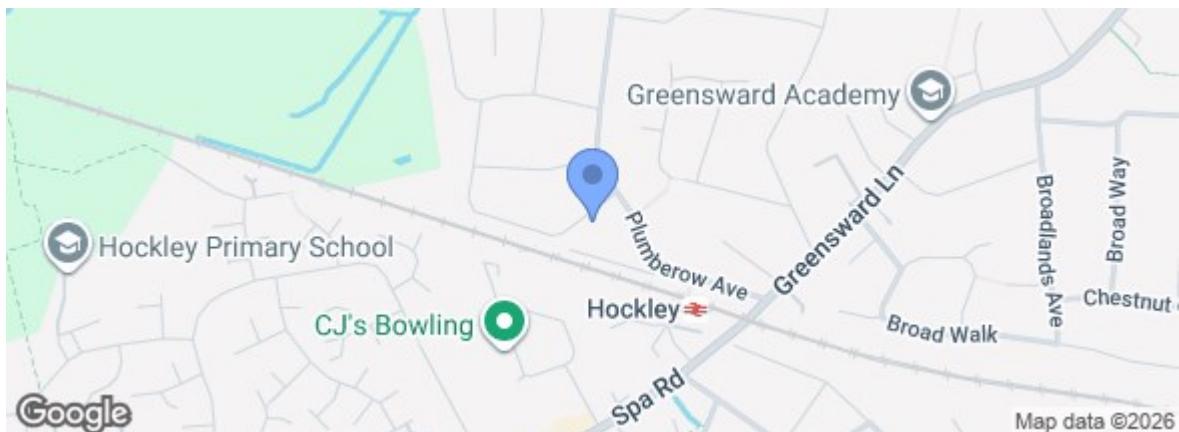


TOTAL FLOOR AREA: 1136 sq.ft. (105.6 sq.m.) approx.

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 equipment 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	73	81
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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