



Southview Road | | Hockley | SS5 5DY
Guide Price £550,000 - £575,000

bear
Estate Agents

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Situated on the sought-after Southview Road in Hockley, this extended semi-detached house offers an exceptional opportunity for families in search of a spacious and well-appointed home. With four generously sized bedrooms, the property is perfect for modern living, providing both comfort and functionality.

Inside, you'll find three welcoming reception rooms, ideal for entertaining or quiet family time. The thoughtful layout allows for easy flow between spaces, with two of the main reception rooms offering flexibility for use as a formal dining area or a cosy lounge.

The home includes two beautifully finished bathrooms, providing convenience and a touch of luxury for the whole family.

A standout feature of this property is the large west-facing rear garden, perfect for outdoor gatherings, gardening, or simply enjoying the sunshine. The expansive space is great for children to play and for adults to unwind in a peaceful setting.

Parking is no issue with space for up to three vehicles, making it perfect for larger families or guests. The property is in excellent condition and ready to move in.

Located in a vibrant community with excellent local amenities, this home is a must-see. With its spacious layout, beautiful garden, and prime location, it's sure to impress. Don't miss out on the opportunity to make this wonderful property your new home.

- Two Story Side Extension With Potential To Extend At The Rear STPP
- Large West Facing Rear Garden
- Large Driveway
- Kitchen/Diner
- Playroom/Second Reception Room
- Four Bedroom Semi-Detached
- Finished To An Excellent Standard Throughout
- Utility Room
- Three Bathrooms
- A Must View

Frontage

Independent driveway with off street parking for three vehicles and side access to rear garden.

Porch

Composite door to front, spotlights, porcelain tiles, radiator.





Lounge

15'08 x 17'09 (4.78m x 5.41m)

Two ceiling mounted light fittings, bay window to front, porcelain tiles, vertical radiator, radiator with wooden surround, electric fireplace with stone surround. Under stairs storage cupboard.

Reception Room

18'07 x 7'04 (5.66m x 2.24m)

Double doors from lounge, spotlights, window to front, short window to side, porcelain tiles, vertical radiator, access to utility room and downstairs w/c.

Downstairs WC

Spotlights, porcelain tiles, heated towel rail, low level WC with separate wash hand basin.

Utility Room

9'6" x 7'4" (2.90 x 2.24)

Spotlights, porcelain tiles, radiator. Space for washing machine and tumble dryer. Access to boiler and garden via UPVC door to rear with window surround.

Kitchen

17'8" x 12'5" (5.38m x 3.78m)

Spotlights, porcelain tiles, radiator with wooden cover surround. Range of wall and floor mounted units. Integrated dishwasher, fridge/freezer. Space for Rangemaster cooker. Sliding doors that lead to rear garden.

Landing

Stairs lead to all bedrooms and bathrooms. Access to loft via loft hatch.

Bedroom Three

6'9" x 11'5" (2.06 x 3.48)

Ceiling mounted light fitting, carpeted, radiator, window to front.

Shower Room

Spotlights, porcelain tiles, underfloor heating, vertical radiator, double walk in shower unit, obscured window to rear. Low level w/c and wash hand basin with integral storage.





Bedroom One

9'10" x 15'8" (3.00m x 4.8m)

Ceiling mounted light fitting, carpeted, bay window to front, radiator.

Bedroom Two

9'11" x 12'6" (3.02m x 3.81m)

Ceiling mounted light fitting, carpeted, window to rear, radiator.

Bedroom Four

9'7" x 6'11" (2.92m x 2.11m)

Ceiling mounted light fitting, carpeted, window to front., radiator.

Bathroom

Spotlights, wooden effect cushion flooring, window to rear, heated towel rail, obscured window to rear. Bath with shower overhead, low level w/c with wash hand basin.

Rear Garden

Large patio, access to front via side, fenced surrounds, mature shrubs, trees, flower beds, remainder laid to lawn with large outbuilding at rear of the garden.

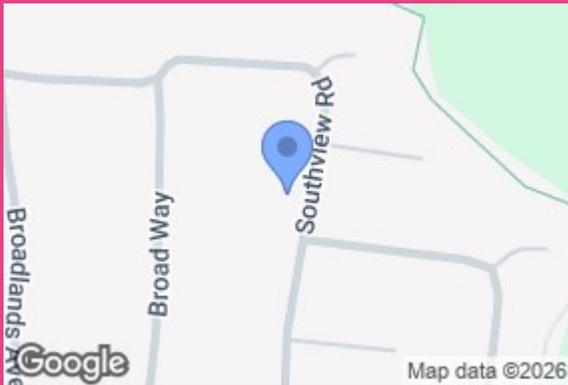
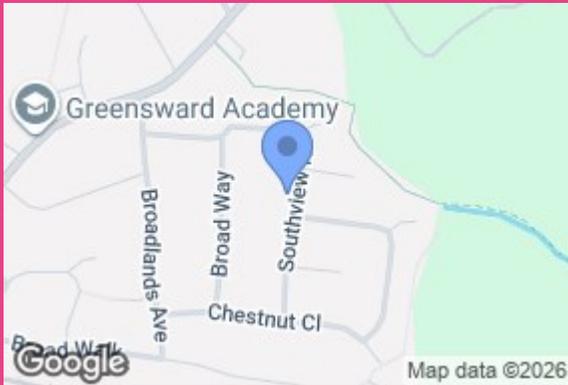
Agent Notes

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.

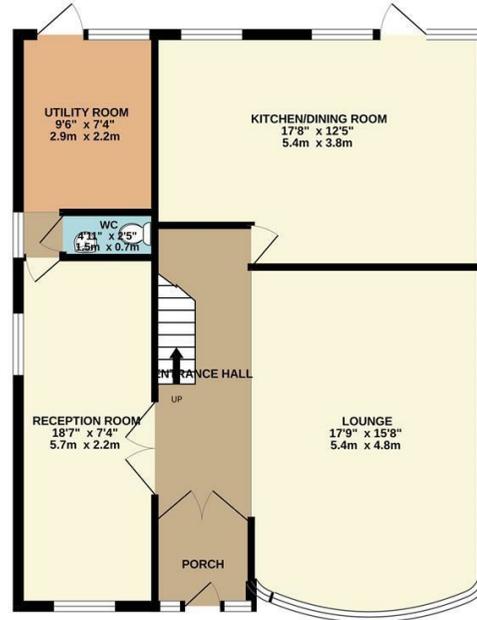
Tenure - Freehold

Council Tax Band - D

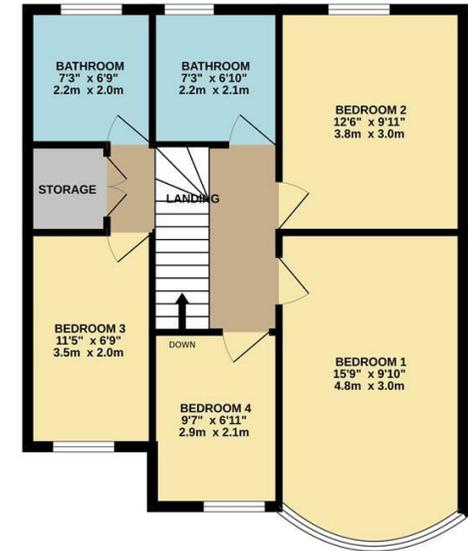




GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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 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	83

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