

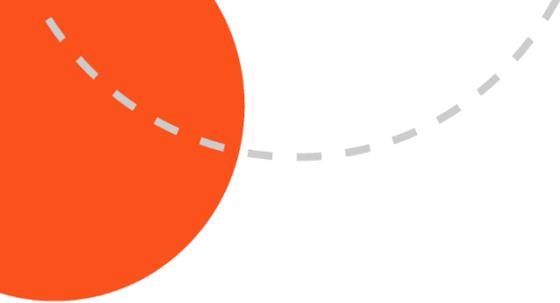


26 Sunnyfield Gardens, Hockley, Essex, SS5 4SL

Four Bedroom Semi-Detached Home / Price: £425,000 / Tel: 01702 207720



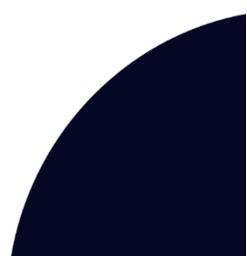


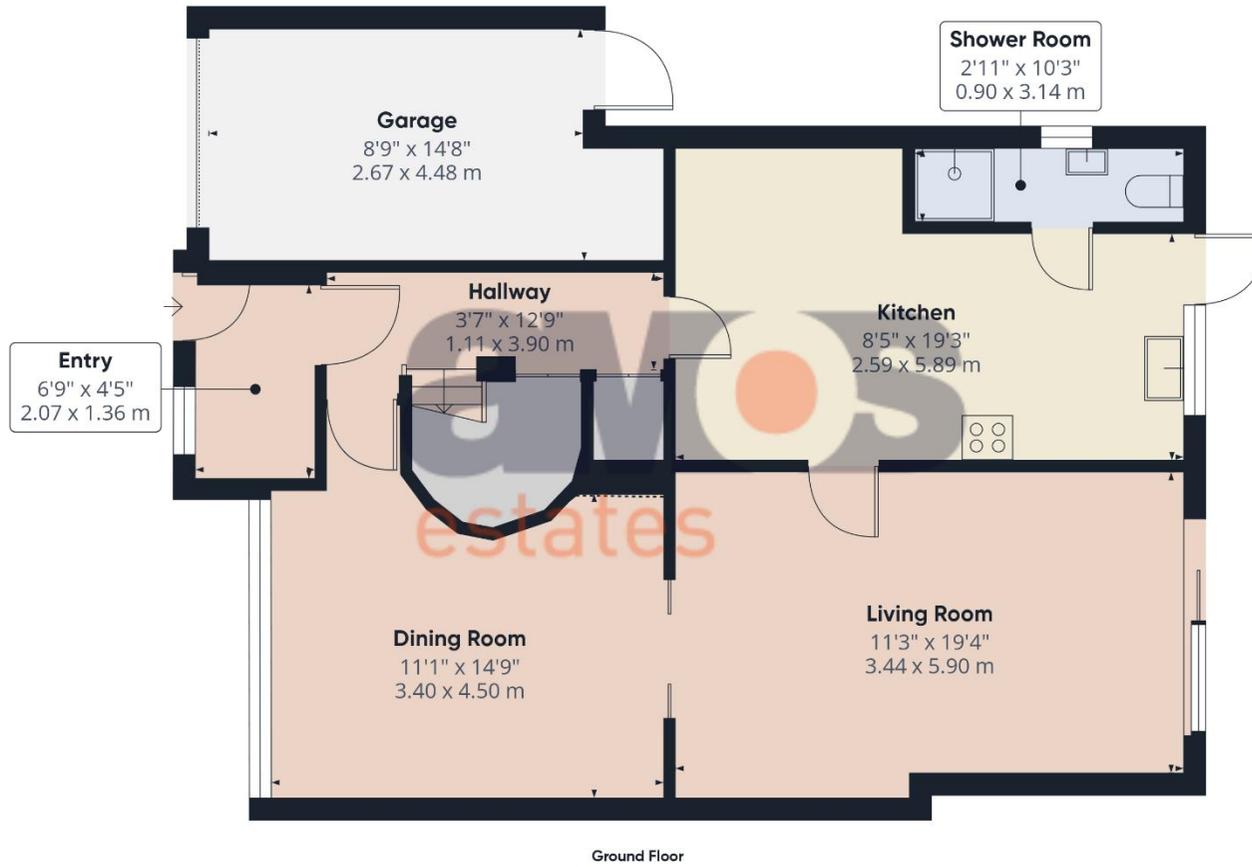


Welcome to this spacious **four-bedroom** semi-detached home, ideally located in a desirable area and offered with **no onward chain**. Upon entering through the entrance porch, you are welcomed into the hallway which leads to the main living areas. To the front of the property is a dining room with open access to the living room, creating a bright and versatile space. The living room also provides direct access to the rear garden. From the living room, you can enter the well-sized kitchen, which offers ample space for appliances. Completing the ground floor is a convenient shower room. Upstairs, the property offers four bedrooms and a three-piece family bathroom. The rear garden is a generous size and features a sun decking area and artificial lawn, making it ideal for relaxing or entertaining. To the front of the property, there is off-street parking and access to the integral garage.

Location wise, the property is perfect for families being within a couple of minutes walk to Laburnum Play Area, the outstanding Hockley Primary School, the Village shops and eateries, excellent local schools and the train station with fast, direct access to London. Take a look at our **360' virtual tour** and book your appointment today!

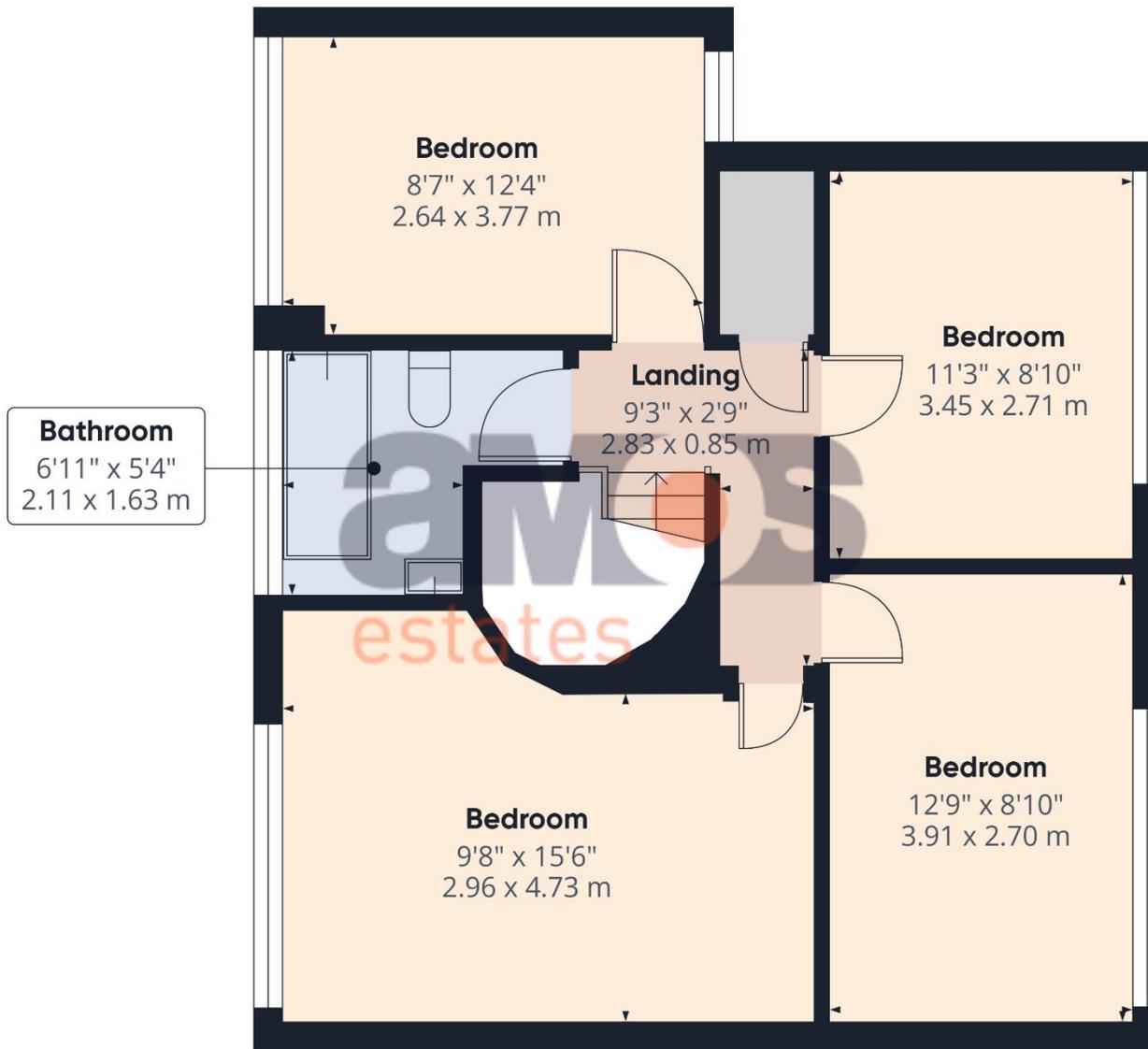
### Find us on





**A space to  
call home.**





**Bathroom**  
6'11" x 5'4"  
2.11 x 1.63 m



First Floor



## Highlights

- / Spacious four-bedroom semi-detached family home
- / Offered with no onward chain
- / Open-plan dining room with access to living room
- / Well-sized kitchen/breakfast room with space for appliances
- / Ground floor shower room
- / Four good-sized bedrooms
- / Three-piece family bathroom
- / Generous rear garden with sun decking and artificial lawn
- / Driveway & Integral garage
- / EPC Rating: D
- / Council Tax Band: D
- / 1479 Approx Sq Ft in Size
- / 360' Virtual Tour

Composite entrance door leading to:

### Entrance Porch /

6'9 x 4'5

Double glazed window to front aspect, plastered ceiling, wood effect floor covering, radiator, door leading to:

### Entrance Hall /

12'9 x 3'7

Plastered ceiling, wood effect floor covering, staircase to first floor living accommodation with fitted carpet, storage cupboard, radiator, power points, doors leading off:

### Dining Room /

14'9 x 11'1

Double glazed window to front aspect, plastered ceiling, wood effect floor covering, radiator, power points.

### Living Room /

19'4 x 11'3

Double glazed sliding doors to rear garden, plastered ceiling, wood effect floor covering, radiator, power points, door leading to:

### Kitchen/Breakfast Room /

19'3 x 8'5

Fitted at both eye and base level in a range of wood roll units with working surface over, space for appliances such as range style cooker, American style fridge/freezer, dishwasher and washing machine, stainless steel sink with mixer tap and drainer, integrated wine racks, double glazed window to rear aspect and double glazed door to rear garden, plastered ceiling, tiled flooring, door to shower room, radiator, power points.





## Ground Floor Shower Room /

10'3 x 2'11

Three piece suite comprising of shower cubicle with fitted shower unit, pedestal hand wash basin with mixer tap, low level w/c, double glazed window to side aspect, plastered ceiling, tiled flooring and tiled walls, chrome heated towel rail.

## Landing /

9'3 x 2'9

Plastered ceiling, fitted carpet, loft access, airing cupboard, doors leading off:

## Bedroom One /

15'6 x 9'8

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

## Bedroom Two /

12'9 x 8'10

Double glazed window to rear aspect, plastered ceiling, wood effect floor covering, radiator, power points.

## Bedroom Three /

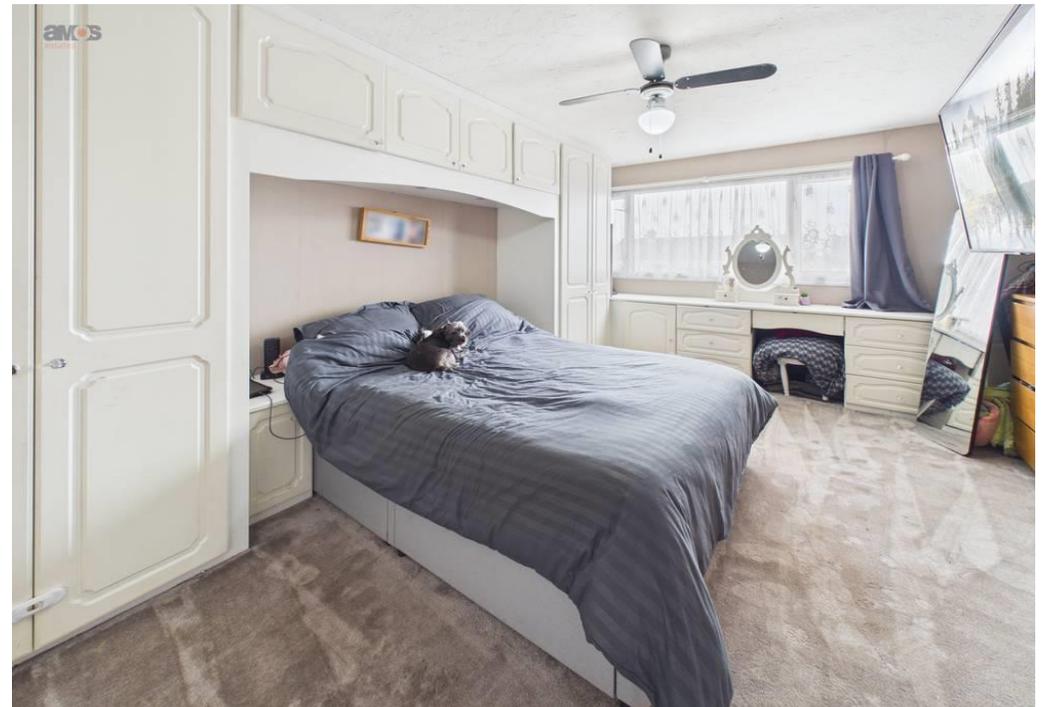
12'4 x 8'7

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

## Bedroom Four /

11'3 x 8'10

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





## Bathroom /

6'11 x 5'4

Three piece suite comprising of integrated p-shaped bath with separate taps and fitted shower unit with safety glass shield, vanity unit with sink top and mixer tap, low level w/c, double glazed windows to front aspect, plastered ceiling, wood effect floor covering, tiled flooring, chrome heated towel radiator.

## Rear Garden /

Sun decking to immediate rear of property followed by artificial lawn area, secure fence boundaries, water tap, access to integral garage.

## Integral Garage /

14'8 x 8'9

Up and over door, double glazed door to rear garden, power and light fitted.

## Front Garden /

Block paved driveway providing parking for vehicles, access to garage.

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.

