

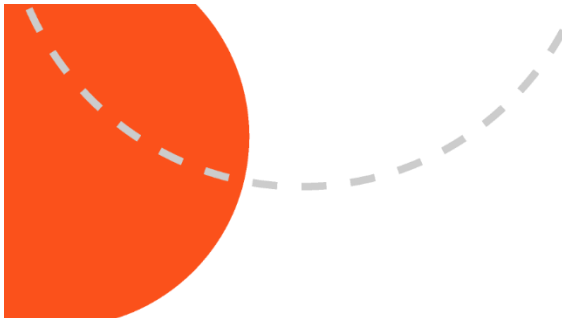


Beckton, Mount Bovers Lane, Hockley, Essex, SS5 4JA

Four Bedroom Detached Home / Price: £625,000 / Tel: 01702 207720





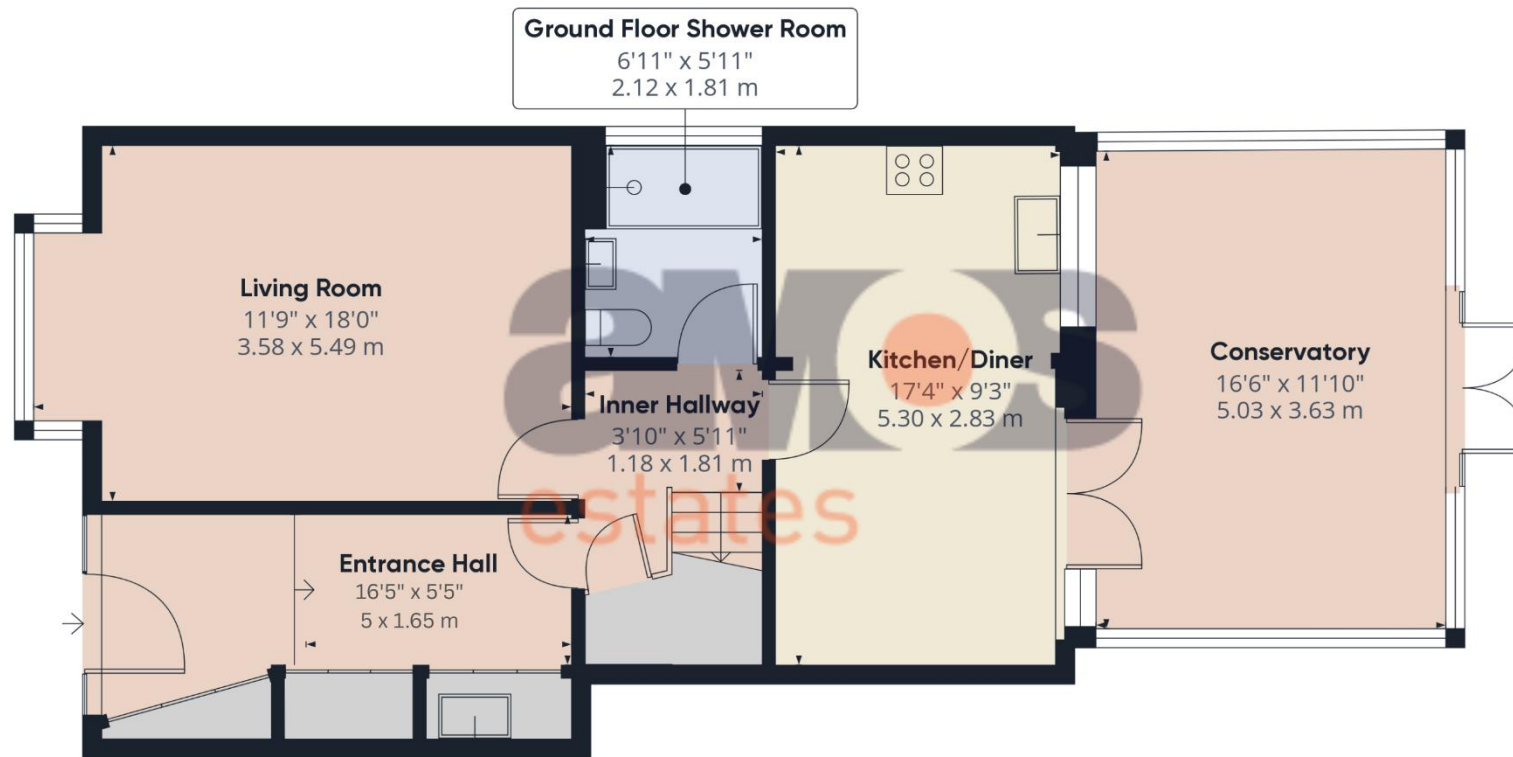


This beautifully presented **four-bedroom detached** home offers the perfect blend of modern style, generous family living and exceptional energy efficiency. Benefitting from an impressive **EPC A rating**, the property is equipped with solar panels, helping to significantly reduce energy costs while providing a more sustainable way of living. Stepping inside, you are welcomed by an inviting entrance hall, where double doors cleverly conceal a practical utility room, creating a sleek and seamless finish. The inner hallway leads through to the spacious living room, offering a comfortable place to relax, while the impressive open-plan kitchen/diner flows effortlessly into a light-filled conservatory. Complete with a large convector log burner, this versatile space is ideal for both everyday family life and year-round entertaining. A stylish three-piece shower room completes the ground floor. Upstairs, the property boasts four well-proportioned bedrooms, all served by a contemporary four-piece family bathroom suite, providing ample space for growing families. Externally, the generous rear garden offers excellent outdoor space and benefits from an outbuilding and additional sheds, ideal for storage, hobbies or a workshop. To the front, the large garden provides ample off-road parking for multiple vehicles. Combining spacious and versatile accommodation with the significant benefit of an EPC A rating and energy-saving solar panels, this superb home presents an excellent opportunity for buyers seeking lower running costs without compromising on style or space.

Location wise, the property is well located for the Hawkwell shopping parade and indeed the Hockley shops and train station, Clements Hall Sports centre and Hockley Woods provide plenty of leisure space and popular schools including The Westerings are close to hand. Look at our **360' Virtual Tour** and be quick to make an appointment.

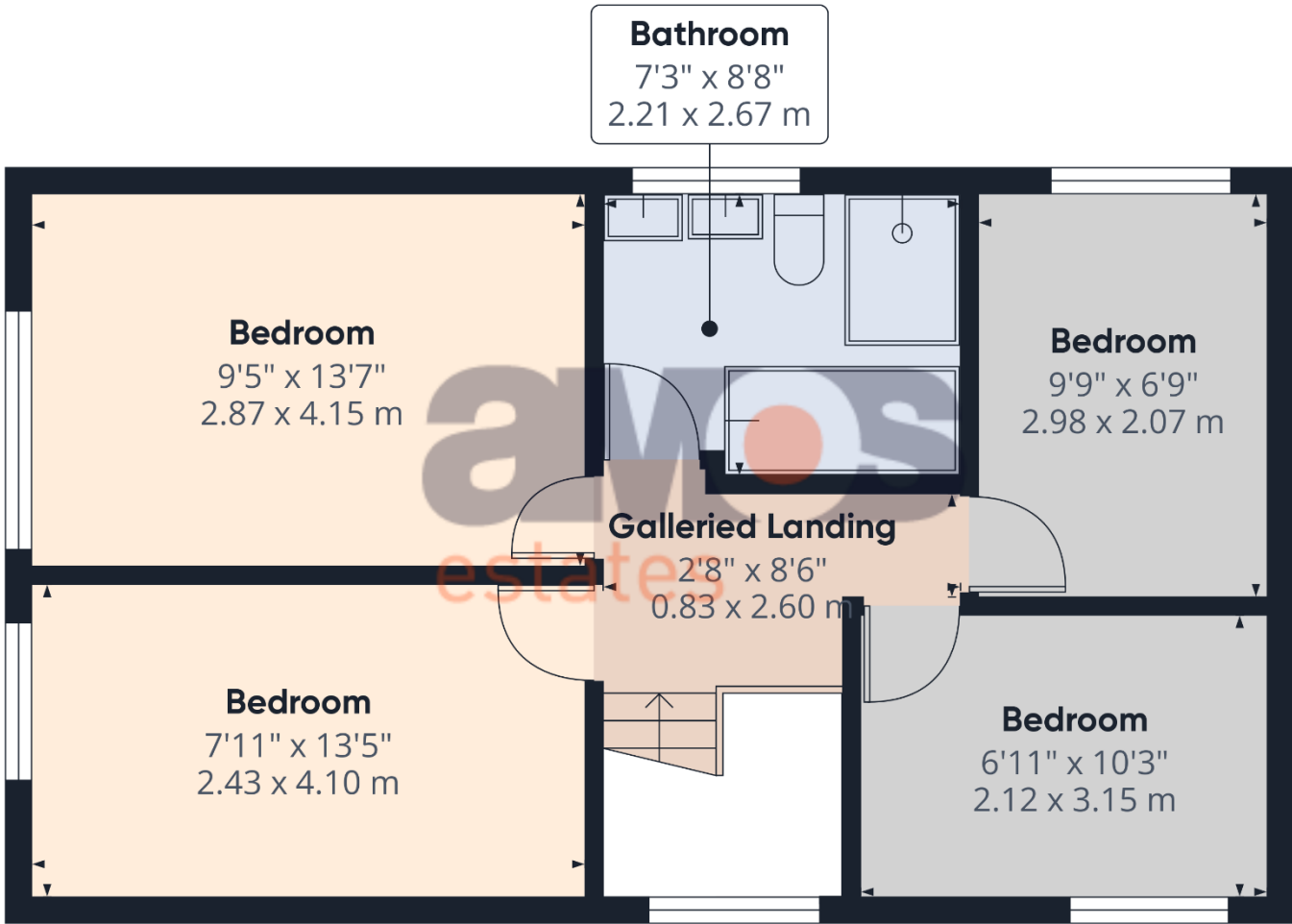
Find us on





First Floor

**A space to
call home.**



Floor 1



Property Information

- / Beautifully presented four-bedroom detached family home
- / Outstanding EPC A rating with 15 owned solar panels and battery storage
- / Spacious open-plan kitchen/dining room opening into a large conservatory
- / Conservatory featuring a convector log burner, ideal for year-round use
- / Generous living room with feature bay window
- / Cleverly designed concealed utility room
- / Ground floor shower room and contemporary four-piece family bathroom
- / Fully insulated log cabin with Celotex insulation, double-skinned walls and new metal roof for year-round comfort.
- / Gated block-paved driveway providing ample off-road parking
- / Well positioned for Hockley station, local shops, Hockley Woods and highly regarded schools
- / EPC Rating: A
- / Council Tax Band: E
- / 1260.23 Sq. Ft in Size
- / 360' Virtual Tour

Entrance door leading to:

Entrance Hall /

16'5 x 5'5

Double glazed windows to front aspect, smooth plastered ceiling, wood effect floor covering to fitted carpet, understairs storage cupboard, wall mounted vertical radiator, power points, oak doors to storage cupboard providing space for washing machine tumble dryer and fridge/freezer, oak doors to:

Utility Cupboard /

Fitted at eye and base level with working surface over, stainless steel sink unit with mixer tap and drainer, housing for boiler, part tiled walls.

Inner Hallway /

5'11 x 3'10

Staircase to first floor living accommodation with fitted carpet and wood balustrade, understairs storage cupboard, plastered ceiling with integrated spotlights, fitted carpet, wall mounted vertical radiator, oak doors leading off.

Living Room /

18'0 x 11'9

Double glazed bay window to front aspect, plastered and covered ceiling, fitted carpet, feature fireplace, fitted wall lights, radiator, power points.

Kitchen/Diner /

17'4 x 9'3

Fitted at both eye and base level in a range of wood roll units with working surface over, integrated gas hob with extractor fan above, integrated oven, 1.5 stainless steel sink with mixer tap and drainer, space for dishwasher, space for dining table, double glazed window to rear aspect, double glazed patio doors to conservatory, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, wall mounted vertical radiator, power points.





Conservatory /

16'6 x 11'10

Double glazed windows to side and rear aspect, two double glazed roof windows, double glazed patio doors to rear garden, smooth plastered ceiling with integrated spotlights, large convector log burner, vinyl flooring, radiator, power points.

Ground Floor Shower Room /

6'11 x 5'11

Three-piece suite comprising of walk-in shower with fitted shower unit, vanity unit with sink top and mixer tap, low level w/c, double glazed window to side aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and tiled walls, chrome heated towel rail.

Galleried Landing /

8'6 x 2'8

Double glazed window to side aspect, plastered and coved ceiling, loft access with built in ladder and storage units, wood balustrade, fitted carpet, power points, doors leading off:

Bedroom One /

13'7 x 9'5

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

Bedroom Two /

13'5 x 7'11

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

Bedroom Three /

10'3 x 6'11

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







Bedroom Four /

9'9 x 6'9

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

Bathroom Suite /

8'8 x 7'3

Four-piece suite comprising of double vanity unit with dual sink top and mixer taps, safety glass cubicle with fitted shower unit, integrated bathtub with mixer taps and handheld shower attachment, low level w/c, double glazed window to side aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, chrome heated towel rail.

Rear Garden /

Sun patio to the immediate rear of the property followed by laid to lawn area, secure fence boundaries, log cabin measuring 4.5m x 3.5m, wooden shed measuring 5.8m x 1.2m. The log cabin's roof has been fully insulated using Celotex insulation and finished with new metal roofing. The rear and side walls have also been insulated and internally boarded, creating a double-skinned construction that helps regulate the internal temperature, keeping the space cooler in the summer and warmer during the winter months.

Front Garden /

Gated block paved driveway providing ample space for parking, secure fence boundaries, mature planting.

Vendor Notes /

15 Solar panels giving 6.3kw and 2 x batteries giving 13kw storage - all purchased outright and of a feedback tariff meaning payments to Octopus for gas and electric is under £200 per year.





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