

Highams Road, Hockley, SS5 4DF



Guide Price:
£585,000 - £600,000

Situated in a sought after road within Hockley and occupying a generous plot with a road frontage width of approx. 95ft, is this spacious three bedroom detached family home with open plan kitchen/breakfast room with south facing sunny aspect, recently fitted luxury bathroom, south facing secluded rear garden and detached pitched roof double garage.

The property offers huge potential for further extension to both ground and first floor, subject to usual planning consents. Within walking distance to all of Hockley's local amenities and main line railway station.

Council Tax Band: E. EPC Rating: D.

Viewing advised. Our Ref: 18103.

Entrance via double glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard with space and plumbing for washing machine. Door to ground floor shower room.



GROUND FLOOR SHOWER ROOM

Obscure double glazed window to front aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc. Radiator. Tiled walls. Tiled flooring.



DINING ROOM/BEDROOM FOUR 11' 6" x 9' 7" (3.51m x 2.92m)

Double glazed window to front aspect. Wood effect flooring. Plastered ceiling. Radiator.



LOUNGE 16' 4" x 13' 11" (4.98m x 4.24m)

Double glazed full height windows to rear aspect. Double glazed French doors providing access to rear garden. Wood effect flooring. Radiator. Air conditioning unit. Open plan to kitchen.



KITCHEN 13' 11" x 8' 11" (4.24m x 2.72m)

Double glazed window to rear aspect. A comprehensive range of modern country style base and eye level units incorporating recently fitted work tops with breakfast bar. Inset sink drainer unit. Space for freestanding mini Range cooker. Cupboard housing recently fitted new boiler. Wood effect flooring. Plastered ceiling. Open plan to conservatory.



CONSERVATORY 13' 11" x 9' 5" (4.24m x 2.87m)

Double glazed windows to all aspects. Double glazed French doors providing access to rear garden. Glass pitched roof. Wood effect flooring.



FIRST FLOOR LANDING

Double glazed window to front aspect.



BEDROOM ONE 14' 1" x 10' 6" (4.29m x 3.2m)

Double glazed window to rear aspect. Textured ceiling. Radiator. Air conditioning unit.



BEDROOM TWO 14' 1" x 9' 1" (4.29m x 2.77m)

Double glazed window to front aspect. Textured ceiling. Radiator. Air conditioning unit.



BEDROOM THREE 11' 2" x 7' 2" (3.4m x 2.18m)

Double glazed window to rear aspect. Textured ceiling. Radiator.



FAMILY BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising space saver bath with glass shower screen and thermostatic shower above, inset wash hand basin with vanity storage below and low level wc. Radiator. Tiled flooring. Part tiled walls. Coving to plastered ceiling with inset spot lighting.



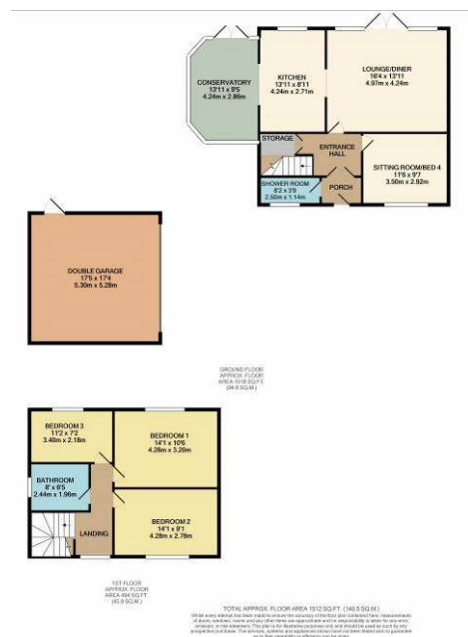
EXTERIOR.

A SECLUDED SOUTH FACING REAR GARDEN

commencing with patio area providing ideal outdoor entertainment and dining area. Laid to lawn. A selection of mature shrub and tree sleeper borders. **PERGOLA** to rear of garden. Shingled areas providing outdoor seating areas. Gate providing access to front on both sides. Door to garage.



The **FRONT** has a large sweeping driveway providing off street parking for numerous vehicles. As previously mentioned the property has a **ROAD FRONTAGE measuring approximately 95ft (28.96m)** wide which has recently been landscaped with laurels and sleeper borders. Spacious front garden, which could be fenced to provide further seclusion and extra garden. **DETACHED PITCHED ROOF DOUBLE GARAGE 17' 5" x 17' 4" (5.31m x 5.28m)** with up and over door. Power and lighting.



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.