

Manor Road, Hockley, SS5 4RJ



Guide Price £450,000 - £475,000

Situated in a quiet cul de sac location is this substantial four double bedroom semi-detached family home, extended by the current owners to provide total floor area of 1500 sq ft, benefiting from having versatile living accommodation of large entrance hall leading to additional inner lobby/hall, three reception rooms, approximately 65ft secluded rear garden and own driveway providing off-street parking for several vehicles. Close walking distance to the excellent Hockley Primary school and Hockley Woods and within walking distance to mainline railway station, local shops and senior schools.

NO ONWARD CHAIN.

Council Tax Band: D. EPC Rating: D. Ref 19773

Entrance via double glazed entrance door to

LARGE SPACIOUS ENTRANCE HALL 15' x 8' 2" (4.57m x 2.49m)

Double opening doors providing access to Kitchen/Breakfast room. Coving to plastered ceiling. Radiator. Open through to



INNER HALLWAY/LOBBY

Stairs to first floor accommodation. Under stairs storage cupboard. Coving to plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

WC with low level cistern. Inset wash hand basin with vanity storage below. Tiled floor. Tiled walls. Radiator.

DINING ROOM 15' 3" x 11' 5" (4.65m x 3.48m)

Double glazed bay window to the front aspect. Feature fireplace with inset fire. Coving to plastered ceiling. Radiator.



LOUNGE 15' 3" x 9' 5" (4.65m x 2.87m)

Coving to plastered ceiling. Radiator. Open plan through to

LOUNGE/DINER 15' 3" x 6' 9" (4.65m x 2.06m)

Double glazed French doors with full height adjacent windows, providing access to rear garden. Coving to plastered ceiling. Radiator. Door to Kitchen. Door to Kitchen/Breakfast room.



KITCHEN 12' 8" x 8' 2" (3.86m x 2.49m)

Double glazed window to the rear aspect. Double glazed door to rear garden. Range of Shaker style base and eye level units. Square edge work surfaces. Inset one and half sink drainer unit. Space for free standing Range cooker with extractor hood above. Tile splash backs. Tiled floor. Radiator. Open through to Kitchen/Breakfast Room.



KITCHEN/BREAKFAST ROOM 15' 5" x 8' 2" (4.7m x 2.49m)

Base and eye level units. Square edge work surfaces. Inset sink. Tiled splash backs. Breakfast bar. Space for appliances. Double opening doors to Entrance Hall.



FIRST FLOOR ACCOMMODATION

SPACIOUS GALLERIED LANDING

Airing cupboard.

BEDROOM ONE 14' 3" x 11' 5" (4.34m x 3.48m)

Double glazed window to the front aspect. Fitted bedroom furniture. Coving to plastered ceiling. Radiator.



BEDROOM TWO 15' 7" x 8' 2" (4.75m x 2.49m)

Double glazed window to the rear aspect. Fitted bedroom furniture. Coving to plastered ceiling. Radiator.



BEDROOM THREE 11' 5" x 9' 2" (3.48m x 2.79m)

Double glazed window to the front aspect. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 9' 8" x 9' 5" (2.95m x 2.87m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Radiator.



BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath. Separate shower cubicle. Tiled floor. Tiled walls. Radiator.



EXTERIOR

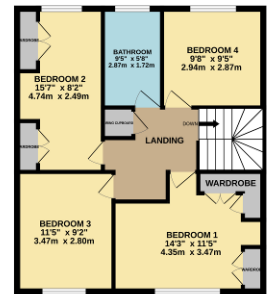
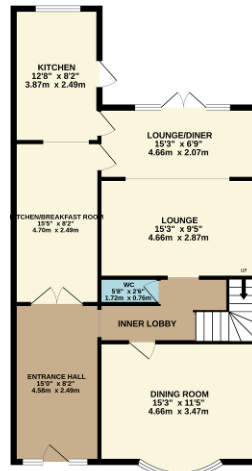
The **REAR GARDEN** measures approximately **65' (19.81m)** in depth and **widens to the rear, from 35' (10.67m) to 50' (15.24m)** and commences with patio area with steps up to laid lawn. Selection of mature shrubs and conifer screening. **PEGODA** providing space for seating. **RAISED POND**. **RAISED DECKING** area to the rear where the garden widens. **SHED** to remain.



The **FRONT** has own driveway providing off-street parking for several vehicles.

GROUND FLOOR
974 sq ft. (90.2 sq m.) approx.

1ST FLOOR
631 sq ft. (58.7 sq m.) approx.



TOTAL FLOOR AREA: 1505 sq ft. (139.8 sq m.) approx.
When measuring please take into account the thickness of the masonry construction. Measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in this document. The area for individual properties will only be provided in order to aid preparation for purchase. The actual figures for individual properties may vary and are not guaranteed. All areas are subject to availability and can be given. Mapwell Reference 1022.

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.