

The Acorns, Hockley, SS5 5AS



Guide Price £450,000 - £475,000

Situated in a quiet cul de sac, within walking distance to mainline railway station with its links to London Liverpool Street, the excellent Plumberow Primary and the Greensward Sixth Form academies and local shops, is this stunning three double bedrooms semi-detached family home benefiting from having been vastly improved to a very high specification throughout, by the current owners with en suite to master bedroom, open plan kitchen/breakfast room, separate utility room, ground floor cloakroom/wc, luxury fitted bathroom, recently landscaped rear garden and own driveway providing off-street parking for several vehicles.

Council Tax Band: D. EPC Rating: E.
Our Ref 19963

Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage. Wood effect flooring. Plastered ceiling. Radiator.



UTILITY ROOM 7' 3" x 4' 2" (2.21m x 1.27m)

Wood effect work surface. Space for washing machine and tumble dryer. Wood effect flooring. Plastered ceiling. Inset spot lights. Open through to

LOUNGE 17' 5" x 11' 3" (5.31m x 3.43m)

Double glazed bi-fold doors providing access to rear garden. Feature media wall with adjacent strip wood panels. Wood effect flooring. Plastered ceiling. Radiator.



INNER LOBBY 16' 4" x 9' 5" (4.98m x 2.87m)

Double glazed door providing access to side and rear. Wood effect flooring. Part wood panelled wall. Plastered ceiling. Inset spot lights. Radiator.

KITCHEN/BREAKFAST ROOM 15' 4" x 11' 2" (4.67m x 3.4m)

Double glazed window to the side aspect. Double glazed window to the front aspect. Double glazed door providing access to the side and rear. Recently fitted comprehensive range of Shaker style base and eye level units. Granite marble work surfaces. Granite marble up-stands. Inset sink drainer unit. Integrated twin eye level electric oven. Inset Induction hob with stainless steel extractor chimney above. Integrated dish washer. Island unit with Granite marble work surface, incorporating fridge, freezer, wine cooler and breakfast bar. Wood effect flooring. Plastered ceiling. Inset LED spot lights.



CLOAKROOM/WC

WC with low level cistern. Wall hung vanity unit with wash hand basin and marble tile splash back. Wood effect flooring. Plastered ceiling. Inset spot lights. Heated towel radiator.



FIRST FLOOR ACCOMMODATION - LANDING

Large walk-in airing/storage cupboard. Plastered ceiling.



BEDROOM ONE 12' 8" x 12' 3" (3.86m x 3.73m)

Double glazed window to the front aspect. Built-in storage with double opening doors. Plastered ceiling. Inset spot lights. Radiator.



RECENTLY FITTED EN SUITE

Obscure double glazed window to the front aspect. WC with low level cistern. Wall mounted wash hand basin. Fully tiled corner shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



BEDROOM TWO 11' 4" x 10' 8" (3.45m x 3.25m)

Double glazed window to the rear aspect. Built-in storage cupboard. Plastered ceiling. Radiator.



BEDROOM THREE 8' 6" x 7' 10" (2.59m x 2.39m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



RECENTLY FITTED LUXURY BATHROOM 7' 1" x 6' 3" (2.16m x 1.91m)

Obscure double glazed window to the front aspect. WC with low level cistern. Wall hung vanity unit with wash hand basin. Panelled bath with thermostatic shower and full height glass shower screen. Marble tiled floor. Marble tiled walls. Heated towel radiator. Extractor fan.

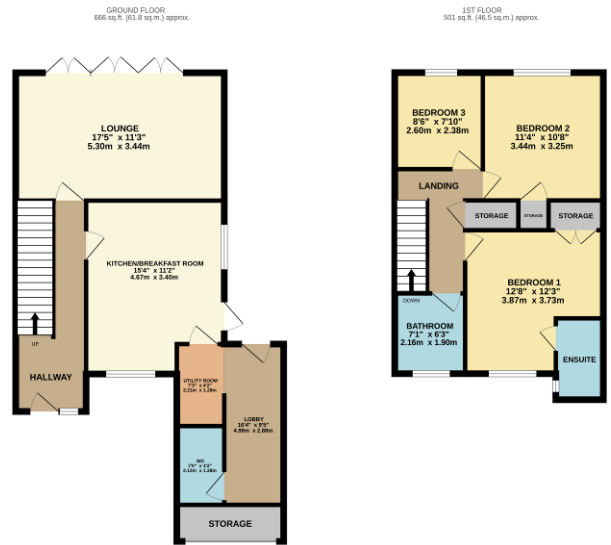


EXTERIOR

The **RECENTLY LANDSCAPED REAR GARDEN** commences with patio leading to laid lawn. Fencing to boundaries.



The **FRONT** has own driveway providing off-street parking for several vehicles leading to **STORAGE AREA** (formerly the Garage), with electric Roller door.



TOTAL FLOOR AREA: 1167 sq. ft. (107.4 sq. m.) approx.
This floor plan has been made to ensure the accuracy of the figures (dimensions, measurements, etc.) shown. However, it is not intended to be used as a guide to the exact dimensions of the property. The plan is for illustrative purposes only and should not be used as a basis for any purchase or other transaction. The actual dimensions of the property may vary slightly from those shown on the plan.
Marswell Marketing 12/2022

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