

Graham Close, Hockley, SS5 5HE



£500,000

Situated in a very popular area of Hockley, in a small cul de sac close to Greensward Sixth Form Academy, Plumberow Primary school and local amenities is this immaculate three/four bedroom semi detached chalet with unoverlooked SOUTH WEST facing rear garden, large lounge/diner, modern fitted kitchen, ground floor bathroom and first floor shower room, own driveway providing off street parking for four vehicles and garage.

Viewing highly recommended.

Council Tax Band: C. EPC Rating: TBC.

Our Ref: 20018.

Entrance via uPVC double glazed door to entrance hall.

ENTRANCE HALL

Panelled walls. Radiator. Engineered oak flooring. Plastered ceiling. Doors to lounge/diner, sitting room, kitchen, bedroom one and bathroom.

STUDY/BEDROOM THREE 11' 8" x 11' 5" (3.56m x 3.48m)

uPVC double glazed semi bay window to front aspect. Built in understairs cupboard. Alcove. Radiator. Continuation of engineered oak flooring. Coving to plastered ceiling.



BEDROOM TWO 13' 10" x 10' 11" (4.22m x 3.33m)

uPVC double glazed semi bay window to front aspect. Radiator. Continuation of engineered oak flooring. Coving to ceiling.



LOUNGE/DINER 21' 7" x 10' 11" (6.58m x 3.33m)

uPVC double glazed French doors with uPVC double glazed windows providing access to rear garden. uPVC double glazed window to side aspect. Feature fireplace with multi fuel burner. Radiator. Continuation of engineered oak flooring.



KITCHEN 14' 11" x 12' 3" (4.55m x 3.73m)

uPVC double glazed window to rear aspect. uPVC double glazed French doors providing access to rear garden. A range of base and eye level units incorporating granite work surfaces with inset sink drainer unit. Double electric oven. Gas hob with extractor fan. Integrated fridge, washing machine and dishwasher. Radiator. Karndean flooring. Coving to plastered ceiling with downlights.





BATHROOM 8' 8" x 7' 9" (2.64m x 2.36m)

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower screen, inset sink with vanity storage below and close coupled wc. Storage cupboard. Tiled walls. Tiled flooring. Plastered ceiling.



FIRST FLOOR LANDING

Sky light. Access to loft which is boarded.



BEDROOM ONE 16' 3" x 13' 11" (4.95m x 4.24m)
 uPVC double glazed window to rear aspect. Built in wardrobes. Eaves storage. Radiator. Plastered ceiling with downlights.



BEDROOM FOUR 9' 11" x 9' 5" (3.02m x 2.87m)
 uPVC double glazed window to rear aspect. Radiator. Plastered ceiling with downlights.



SHOWER ROOM

Obscure uPVC double glazed window to side aspect. A three piece suite comprising enclosed shower, inset sink with vanity storage below and close coupled wc. Towel rail radiator. Tiled walls. Tiled flooring.



EXTERIOR.

The **UNOVERLOOKED SOUTH WEST FACING REAR GARDEN** commences with paved patio area. Laid to lawn. Further patio to corner. **SUMMERHOUSE** to remain. Side access to back of garage.



The **FRONT** has block paved driveway providing off street parking for four vehicles leading to **GARAGE** with double opening doors. Lawn area to side.

Agents Note:

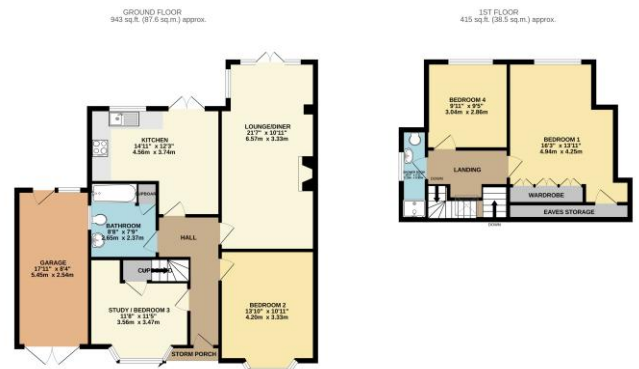
In the lounge is a multi fuel burner with the chimney being lined.

Nest heating on phone app.

Security alarm.

The combination boiler is in the loft and was installed in 2024 having a six year warranty.

CO2 alarm.



TOTAL FLOOR AREA: 1350 sq ft (125.1 sq m) approx.
 *Based on measurements taken on the day of the visit. Measurements are approximate and may vary. 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. May well change 10/20.

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.