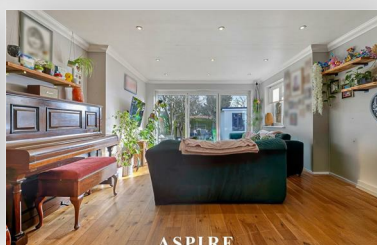
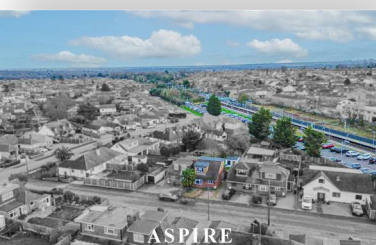


To arrange a viewing contact us
today on 01268 777400



Mount Crescent, Hockley Guide price £400,000

- WALKING DISTANCE FROM TRAIN STATION - SHORT JOURNEY INTO LONDON
- 3 DOUBLE ROOMS
- 2 BATHROOMS
- CLOSE TO SHOPS
- VERSATILE LAYOUT
- CLOSE TO LOCAL SCHOOLS
- BI-FOLDING DOORS FROM LIVING AREA
- OFF STREET PARKING FOR 3 CARS
- HIGHLY SOUGHT AFTER LOCATION
- OUTBUILDING PERFECT FOR HOME OFFICE OR GYM

Guide Price: £400,000-£425,000

Welcome to this well-presented three-bedroom semi-detached family home, offering comfortable and versatile living space throughout.

On entering the property, the entrance hall leads you through to the main living areas. The modern fitted kitchen sits to the front of the home, while the spacious living room provides ample room for both relaxing and dining, with doors opening directly onto the rear garden — ideal for everyday family life and entertaining. The ground floor also benefits from a contemporary bathroom and a generously sized bedroom, offering flexibility for guests, home working, or multi-generational living.

Upstairs, there are two further well-proportioned bedrooms, including the main bedroom with Juliet balcony overlooking the garden, along with a stylish and modern shower room.

ENTRANCE HALL

8'10 x 8'9 (2.69m x 2.67m)

GROUND FLOOR BATHROOM

6'7 x 5'5 (2.01m x 1.65m)

LIVING ROOM/ DINING AREA

20'10 x 14'5 (6.35m x 4.39m)

GROUND FLOOR BEDROOM

19'9 x 8'10 (6.02m x 2.69m)

KITCHEN

9'8 x 8'10 (2.95m x 2.69m)

LANDING

9'10 x 5'5 (3.00m x 1.65m)

BEDROOM 1

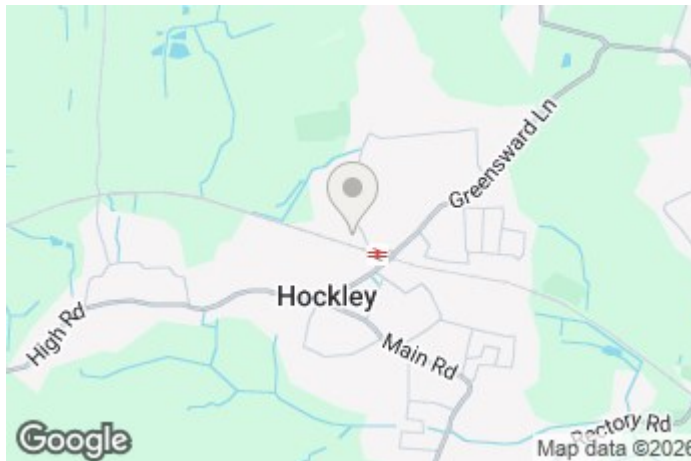
11'6 x 9'10 (3.51m x 3.00m)

BEDROOM 2

10'8 x 8'11 (3.25m x 2.72m)

SHOWER ROOM

5'2 x 4'7 (1.57m x 1.40m)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 73	Potential: 81
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: 73	Potential: 81
EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.