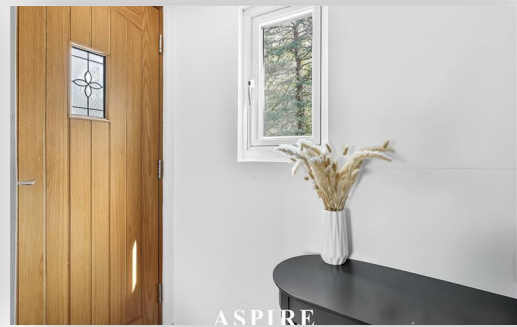


To arrange a viewing contact us
today on 01268 777400



ASPIRE



Greensward Lane, Hockley £370,000

Aspire are pleased to present this beautifully renovated two bedroom cottage, set against an unspoilt stretch of protected green belt. Blending character with contemporary finishes, the home offers a perfect balance of charm and modern living.

A welcoming entrance porch leads into a cosy yet stylish lounge, complete with wood effect flooring, spotlighting and an exposed beam. This flows seamlessly into the heart of the home, a stunning country style kitchen with integrated appliances, underfloor heated Karndean flooring and a central island for seating. Bifold doors open directly onto the garden, flooding the space with natural light and framing uninterrupted countryside views.

The ground floor also benefits from a beautifully finished Victorian style bathroom, featuring a freestanding roll top bath, overhead shower and skylight above.

Upstairs offers two well proportioned double bedrooms, with the principal bedroom enjoying its own en suite shower room, while the second overlooks the garden and green belt beyond.

Externally, the landscaped rear garden with artificial lawn and patio provides a low maintenance outdoor space backing directly onto open fields. The property also benefits from private parking.

Ideally located, Hockley village and station are within easy reach, offering direct links into London Liverpool Street along with a range of local shops, cafés and schools.

The property is served by a private cesspit drainage system rather than mains drainage.

www.aspireestateagents.co.uk

Ground Floor
Approx. 44.1 sq. metres (474.6 sq. feet)



First Floor
Approx. 29.4 sq. metres (316.9 sq. feet)



Total area: approx. 73.5 sq. metres (791.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	47		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	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			
England & Wales 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.