



# 61 Spa Road

Essex, SS5 4AR

Offers Around £450,000



Don't miss this history filled find!

Looking for a cosy cottage, with unique features and a quaint feel, this is the property for you!

Previously the Old Bakery!

Smooth Move are delighted to bring to Market this restored/refurbished three bedroom cottage in Hockley. Retaining many of the original features including the beams which are prominent throughout this charming home.

Hockley Station is within 0.2miles of the property offering excellent links into Central London



### Lounge 15'8" x 13'5" (4.8 x 4.10)

A charming open-plan lounge, enhanced by a Period Style Casement uPVC double-glazed bay window to the front aspect, allowing for plenty of natural light. The room is finished with a silver grey carpet and a striking red brick fireplace set within the chimney breast, beautifully complemented by a cream Victorian-style surround, creating a cosy focal point.

Characterful natural wooden beams run throughout, adding charm and a sense of heritage, while a quaint spiral staircase leads up to the second floor, offering a unique architectural feature.

White double radiator

Large white UPVC window,

Large Storage cupboard with a extra hidden easy access point to the stop cock.

A square archway seamlessly guides you through to the dining area, providing an ideal space for both everyday living and entertaining.

### Dining Area 9'10" x 16'4" (3.00 x 5.00)

The dining area is finished with natural York stone floor tiles, complemented by soft olive green plastered walls that create a warm and inviting atmosphere. Period Style Casement uPVC double-glazed window to the rear aspect provides additional natural light.

Doors lead conveniently to the downstairs bathroom room and a versatile third bedroom, ideal for guests, a home office, or additional living space.

The room is further enhanced by a combination of spotlights and wall lighting, offering both practicality and ambient illumination.

White Double Radiator

### Ground floor Bedroom 3'96" x 12'1" (2.90 x 3.70)

Another characterful room features magnolia plastered walls complemented by authentic wooden beams, creating a warm and inviting atmosphere. A soft brown carpet with a single ceiling rose. The space is further enhanced by a white double radiator and upvc window.

### Downstair Bathroom Room 6'6" x 7'2" (2.00 x 2.20)

This first of two bathrooms is presented with clean white plastered walls and fitted with a white ceramic suite, including a bath with overhead shower. A Period Style Casement uPVC double-glazed window allows for natural light and ventilation, complemented by an extractor fan.

Additional features include a heated silver towel rail, a white storage cabinet, and striking red floor tiles that add a touch of character to the space. Flush ceiling lighting completes the room, providing a bright and practical finish. plastered walls

### Kitchen 8'6" x 12'9" (2.6 x 3.9)

Fitted with a range of modern grey wall and base units, offering ample storage and space for all appliances. Natural York stone floor tiles add warmth and durability, perfectly complementing the overall style of the home.

A self-cleaning skylight set within the ceiling floods the room with natural light, creating a bright and airy environment. A door provides direct access to the rear courtyard.

Valiant Eco Boiler discretely tucked away in the corner of the room.

### Inclosed Winder Staircase to upstairs landing

A period staircase leads to the landing, adding further character to the home. The landing area benefits from a useful storage cupboard, providing practical space for household essentials while maintaining a neat and tidy finish.

### Landing 7'10" x 2'11" (2.4 x 0.90)

Leading to the two upstairs bedrooms

### Bedroom 1 15'1" x 12'5" (4.60 x 3.80)

A spacious bedroom is situated at the top of the staircase.. The room features beige plastered walls and an original red brick fireplace, adding character and a sense of charm.

A wooden period beam around the wall adds a traditional touch and contrast to the décor, while a soft brown carpet provides warmth and comfort underfoot. The space is further complemented by a white double radiator, ensuring a cosy and practical living environment.

Inset within the eaves is a window that allows for natural light, while spotlights provide additional illumination, creating a bright yet cosy atmosphere.

White double radiator

### Bedroom 2 8'2" x 15'6" (2.50 x 4.74)

The room is finished with magnolia plastered walls and ceiling, enhanced by a single ceiling rose and a white uPVC window set within the eaves, allowing natural light to filter through.

### Bathroom 5'10" x 12'1" (1.8 x 3.7)

Set within the eaves, this stylish bathroom features a white suite with a large bath and attractive central taps, creating a refined focal point. The space is complemented by dark wooden shelves, cream marble-effect floor tile with mirror over the sink.

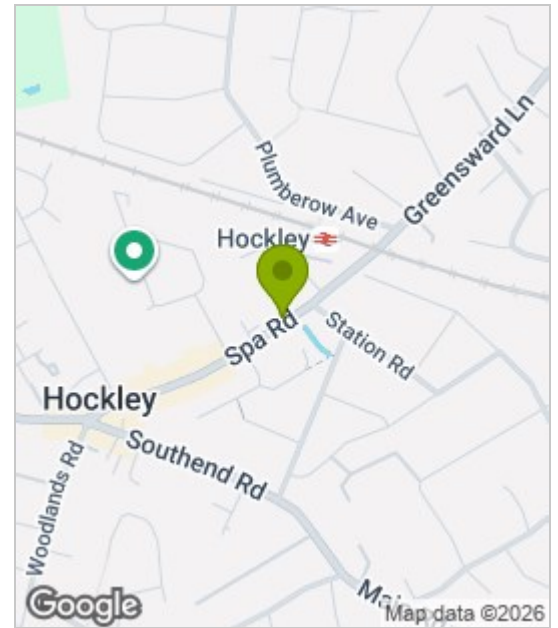
A large window and chrome heated towel rail gives ample light and warmth to this cleverly planned space

### Courtyard

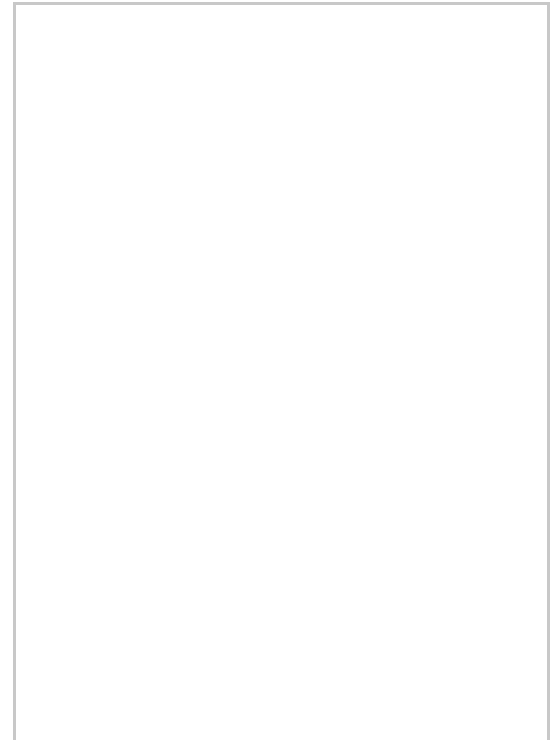
To the rear of the property is a private, enclosed, fenced courtyard, offering an ideal space for summer evening barbecues and outdoor entertaining, while also providing a high level of privacy. The area is complemented by a useful garden shed, perfect for storage of tools, bikes, or outdoor equipment., along with space for bin stand.

The Outside already boasting electricity and water supplies.

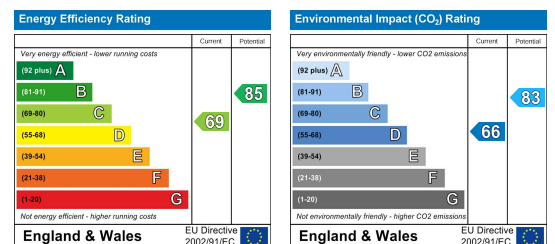
## Area Map



## Floor Plans



## Energy Efficiency Graph



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