



Aldermans Hill | | Hockley | SS5 4RP

Guide Price £525,000 - £550,000

bear
Estate Agents

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Bear Estate Agents are delighted to present this fully modernised three-bedroom semi-detached home, offering stylish open-plan living, generous bedroom sizes and an impressive 100ft rear garden, all perfectly positioned just a stone's throw from Hockley Woods and within easy reach of local amenities and highly regarded schools.

This beautifully updated home provides a contemporary and well-designed layout throughout, featuring a bright and spacious lounge alongside a stunning open-plan kitchen diner that truly forms the heart of the property. Finished to a high standard with modern fittings and ample storage, the kitchen diner offers the perfect setting for both everyday family life and entertaining guests. Upstairs, the property boasts three spacious bedrooms, each thoughtfully presented to provide comfort, flexibility and practicality for growing families or those working from home.

Externally, the property benefits from an impressive 100ft rear garden, ideal for outdoor dining, entertaining and family enjoyment. Additional advantages include off-street parking, ensuring convenience for homeowners and visitors alike. Situated close to local shops, schools and excellent transport links, and just moments from the open green spaces of Hockley Woods, this home combines modern living with an enviable location.

- Semi Detached House
- Off Steet Parking
- Close To Local Amenities
- Large Rear Garden
- Three Bedrooms
- Stone Throw Away From Hockley Woods
- Close To Hockley Station

Entrance Hall

Smooth ceiling with pendant ceiling light, wall-mounted radiator double-glazed window to the side aspect and wooden flooring throughout.

Living Room

12'8 x 11'9 (3.86m x 3.58m)

Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, wall mounted radiator, feature electric fire place and power points.





Kitchen / Diner

18'0 x 14'3 (5.49m x 4.34m)

Smooth ceilings with inset spotlights, double glazed French doors to the rear aspect, double glazed windows to the rear aspect, wall mounted radiator, eye and base level units, sink, inset oven, induction hob, extractor fan above, integrated microwave, wine cooler and wooden flooring throughout.

Landing

Smooth ceiling with pendant ceiling light, loft access and carpeted flooring throughout.

Bedroom One

12'8 x 12'6 (3.86m x 3.81m)

Smooth ceiling with pendant ceiling light, two double glazed windows to the front and side aspect, wall mounted radiator, inset wardrobe storage, power points and carpeted flooring throughout.

Bedroom Two

10'9 x 1'2 (3.28m x 0.36m)

Smooth ceiling with pedant ceiling light, double glazed window to the rear aspect, wall mounted radiator, power points, space for storage and carpeted flooring throughout.

Bedroom Three

10'2 x 7'11 (3.10m x 2.41m)

Smooth ceiling with pendant ceiling light, double glazed window to the rear aspect, wall mounted radiator, power points and carpeted flooring throughout.

Bathroom

9'9 x 6'0 (2.97m x 1.83m)

Smooth ceiling with inset spotlights, obscure double glazed window to the front aspect, wall mounted radiator, panelled bath unit with shower head attachment, wash hand basin, WC, tiled surrounds and tiled flooring throughout.

Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact.

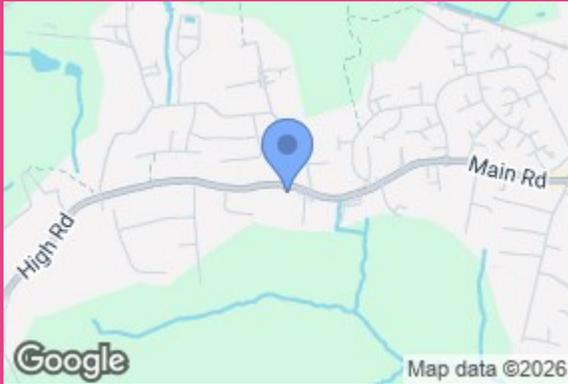
Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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