



Hill Lane | | Hockley | SS5 4HL

Guide Price £425,000

**bear**  
*Estate Agents*

**Hill Lane |**  
**Hockley | SS5 4HL**  
**Guide Price £425,000**

Guide Price £425,000-£450,000. Bear Estate Agents are pleased to announce for sale this stunning semi detached three bedroom bungalow, located in the highly sought after Hill Lane, Hawkwell. Within easy reach of Hockley Highstreet, local amenities, woodlands, schools and Hockley Train station with easy access links into London Liverpool Street, you will have everything you need on your doorstep.

Finished to the highest standard throughout and extended to the rear to create an exceptional open plan kitchen / living / dining area and boasting three bedrooms, a brand new combi boiler, a family bathroom and separate living room, there is plenty of space for all the family. Externally the property boasts off street parking for multiple vehicles, side access and a landscaped rear garden. VIEWING IS A MUST!

- Three Bedroom Semi-Detached Bungalow
- Open Plan Kitchen / Diner
- Highly Sought After Location
- Stunning Throughout
- Off Street Parking
- Landscaped Rear Garden
- Close to Local Amenities Location
- A TRUE MUST VIEW

**Frontage**

Property is approached by an independent block paved driveway with space for four to five vehicles and access to the side.

**Rear Garden**

Rear garden has fence surrounds, access from the side, a block paved pathway leading to the rear of the garden, flower beds, shrubs and trees, the remainder is laid to lawn, access to the double garage with lighting, access to the rear with a private gate and a decking area with trellising.





### **Entrance Hall**

Property is entered by a composite front door, carpet throughout, smooth ceilings with a pendant ceiling light, loft access, storage cupboard, wall mounted radiator and plenty of power points.

### **Bedroom One**

9'11" x 12'10" (3.04 x 3.919 )  
Carpet throughout, a pendant ceiling light, double glazed window facing front aspect, power points and built -in wardrobes.

### **Bedroom Two**

9'11" x 8'5" (3.03 x 2.59)  
Carpet throughout, smooth ceilings with a pendant ceiling light, power points, wall mounted radiator, space for storage, double glazed window facing front aspect.

### **Bedroom Three**

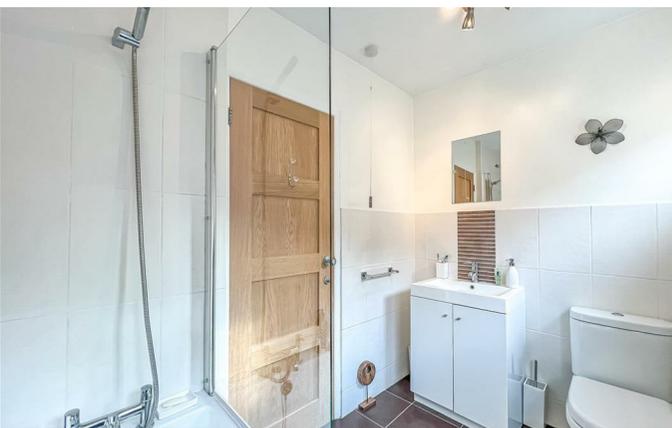
9'1" x 7'3" (2.79 x 2.21)  
Carpet throughout, a double glazed window facing side aspect, pendant ceiling light, power points and space for storage.

### **Main Bathroom**

7'11" x 6'2" (2.43 x 1.89)  
Tiled floors, half tiled surrounds, smooth ceilings with centre spotlights, two obscure double glazed windows facing side aspect, comprises of a three -piece suite with a panelled bath with shower head, a mounted WC and the vanity sink unit.

### **Main Lounge**

15'0" x 11'1" (4.59 x 3.38)  
Carpet throughout, feature fireplace, smooth ceilings of a pendant ceiling light, wall mounted radiators, power Points and space for storage.



## Kitchen

11'10" x 8'2" (3.61 x 2.5 )

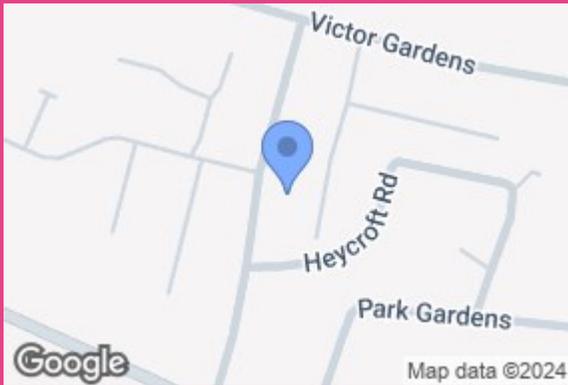
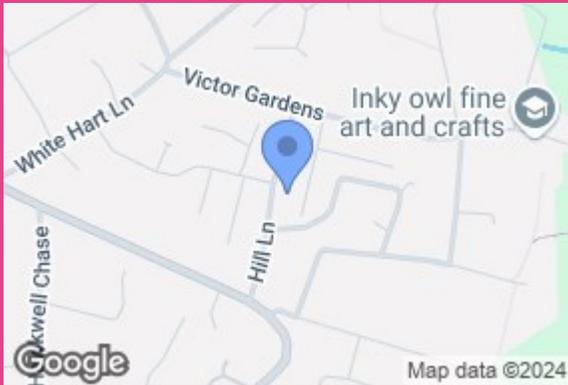
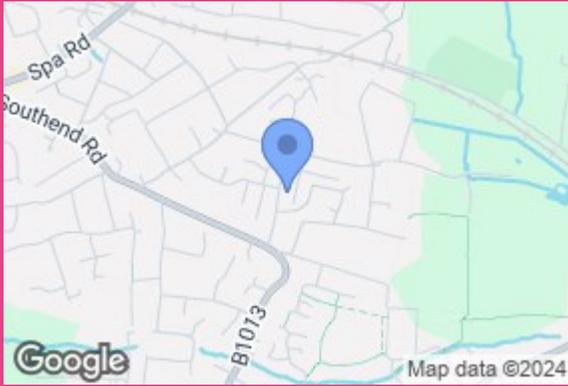
Comprises of a range of eye and base level unit with wood affect worktops with a four - ring gas hob, double oven, space for a fridge freezer, space for a washer dryer, and a composite sink with draining board and mixer tap, obscure double glazed window to the side aspect, smooth ceilings with inset centre ceiling spotlights, and Power Points.

## Dining Area

21'2" x 8'3" (6.46 x 2.54)

karndeane floors throughout, double glazed windows facing the rear aspect, side aspect, sliding doors leading into the lounge, wall mounted radiator, power points, smooth ceilings with inset centre ceiling spotlights and a large lantern.





GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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