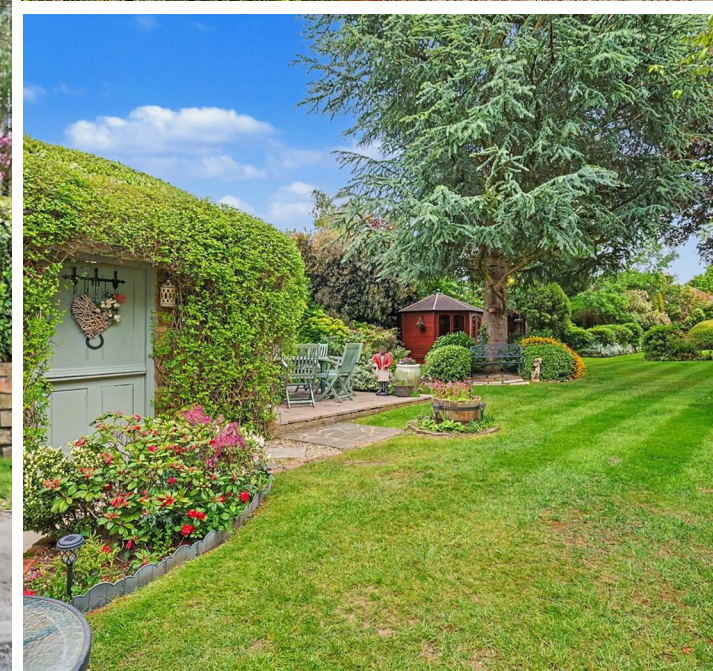


29 High Road, Hockley, SS5 4SY
Offers Over £1,000,000

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Estate Agents



DOUBLE GARAGE * PARKING * ENVIRED GARDEN * EDWARDIAN CHARACTER * Sought-after High Road in Hockley, this stunning detached Edwardian Villa built in 1908 home offers a perfect blend of classic charm and modern convenience. With five generously sized bedrooms, including a convenient ground floor WC, this property is designed to accommodate family living with ease and comfort.

As you enter, you will be greeted by the original features that adorn the home, adding character and warmth to the living spaces. The property boasts three spacious reception rooms, providing ample space for relaxation, entertaining, or family gatherings. Whether you are hosting a dinner party or enjoying a quiet evening in, these versatile areas cater to all your needs.

The large driveway is a notable highlight, offering parking for several vehicles, which is a rare find in this desirable location. The home is ideally situated just a short drive from Hockley Station, making commuting a breeze, while Hockley High Street, with its array of shops and amenities, is only a pleasant stroll away.

This property is not just a house; it is a family home that promises comfort, style, and convenience in a vibrant community. If you are seeking a residence that combines period elegance with modern living, this exceptional home on High Road is not to be missed.

Frontage

Stunning driveway for multiple vehicles, mature shrubs surround, access into double garage, side access, radiator.

Front Reception Room

12'11" x 10'11"

Solid wood flooring, open gas fire, double glazed bay window to the front aspect, smooth ceilings with pendant ceiling light, radiator.

Lounge

24'02" x 10'05"

Carpet throughout, open electric fireplace, radiator, double glazed bay window to the front aspect, power points, two wall mounted radiator, double doors opening to the morning room.

Morning Room

10'11" x 10'09"

Carpet throughout, pendant ceiling lights, double glazed window to the side aspect, radiator, single glazed French doors to conservatory.

Conservatory

13'01" x 9'09"

Tiled floors, space for six seater dining table, double glazed windows to all aspects, radiator, double glazed French doors to the rear garden, a pendant fan ceiling light.

WC

6'02" x 6'11"

Laminate floors throughout, obscure double glazed window to the rear aspect, tiled surrounds, radiator, electric shower, WC, vanity sink unit.

Kitchen

21'0" x 11'11"

Solid wood floors throughout, double glazed bay window to the side aspect, space for dining area, double oven, integrated dishwasher, radiator, integrated fridge and access to Utility room.

Utility Area

6'03" x 3'09"

Tile floors, double glazed windows to all aspects, double glazed stable door to the rear garden, plumbing for washing machine and space for tumble dryer.

Bedroom

10'10" x 10'07"

Carpet throughout, stairs down into the bedroom, radiator, double glazed window to the rear aspect.

Master Bedroom

16'08" x 10'0"

Carpet throughout, double glazed window to the front and side aspect, fitted wardrobes, radiator, new ceilings with pendant ceiling light, steps down into the ensuite.

En-Suite

10'06" x 6'08"

Solid wood floor throughout, double glazed window to the rear aspect, radiator, wash hand basin, WC, walk in shower.

Bedroom

9'09" x 7'04"

Carpet throughout, double glazed window to the front aspect, wall mounted radiator.

Bedroom

11'07" x 9'05"

Carpet throughout, fitted wardrobes, double glazed window to the front aspect, radiator.

Bathroom

10'6" x 7'02"

Four piece suite comprising of bath with hot and cold taps, double shower, WC, radiator, hand basin with mixer tap and obscure double glazed window to the side aspect.

Bedroom

11'01" x 9'07"

Stairs down to bedroom carpet throughout, pendant ceiling light, radiator, double glazed window to the rear and side aspect.

Rear Garden

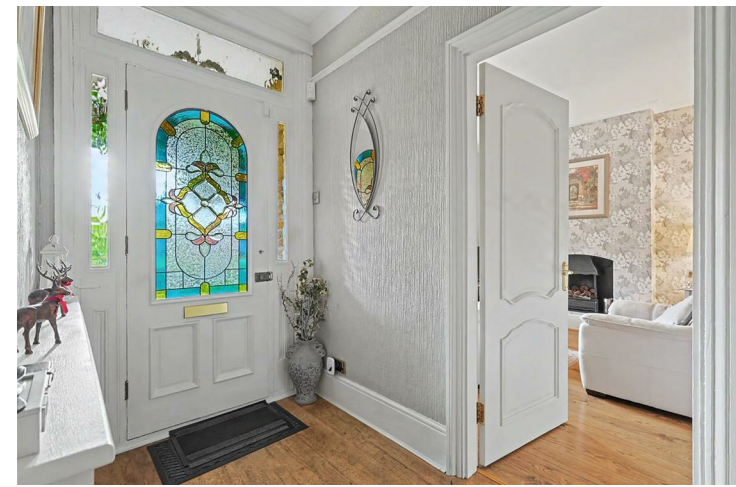
Mostly laid to lawn with mature shrubs and trees surround, completely unoverlooked, side access with security gate, pond, and access into double garage.

Agent Note

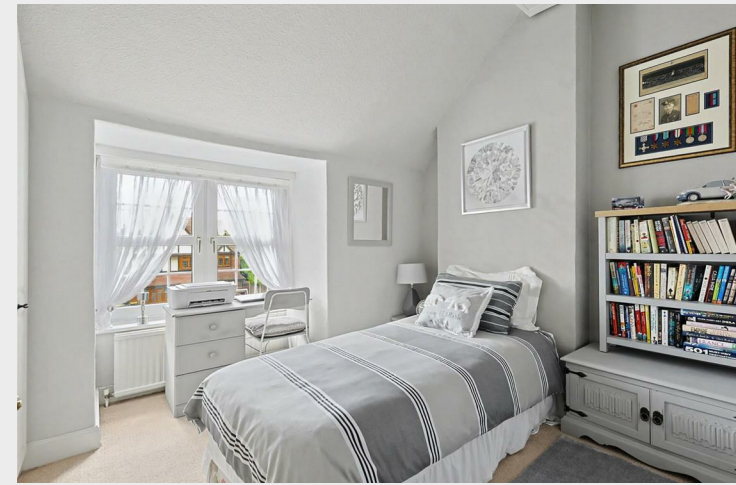
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - G







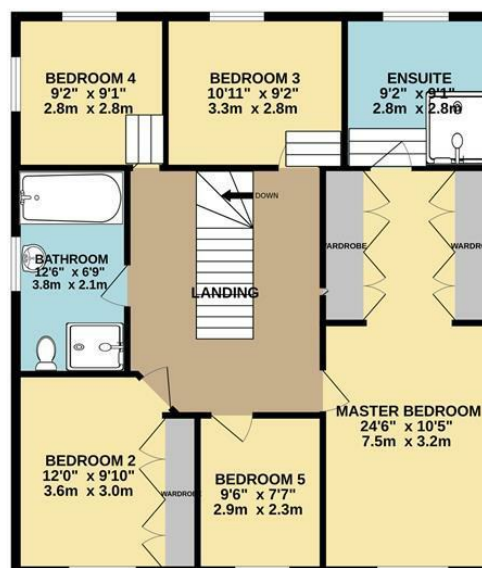
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GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR
980 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 2138 sq.ft. (198.6 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	60	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	