



NO-ONWARD CHAIN

Bear Estate Agents are pleased to bring to the market this deceptively spacious three double bedroom semi-detached family home. This beautiful property has been lovingly extended to provide a large dining room and extra upstairs living space. Hampton Court offers a south facing un-overlooked rear garden, kitchen/breakfast room, large lounge, private dining room, entrance hall, three double bedrooms, huge main bathroom, parking & a storage garage. The location of this property allows the new owners a short walk to Hockley Village, Train Station, Woodland Walks, The Bull and much more. Viewings are advised.

- South Facing Garden
- Huge Main Bathroom (Ensuite Potential)
- Three Double Bedrooms
- Parking
- Garage
- Walking Distance To Local Amentieis
- Kitchen / Breakfast Room
- Large Lounge
- Moments From Hockley
- Quiet Turning Primary

Hampton Court

Hockley

£400,000

Offers In The Region Of



Hampton Court



Frontage

Independent driveway providing off-street parking for one large vehicle, small laid to lawn area, side gate providing access to the rear and a stop leading to:

Porch

Double glazed front door, double glazed window to the front aspect, built-in storage and door to:

Lounge

17'10 x 13'0

Double glazed window to the front aspect, textured ceiling, dado rail, radiator and stairs to the first floor. Doors to:

Dining Room

19'6 x 9'0

Wood effect floors throughout, double glazed patio doors opening onto the garden, textured ceiling, dado rail, built-in storage and a radiator.

Kitchen

13'0 x 9'2

Tiled floors throughout, double glazed window to the rear aspect, double glazed door to the rear opening onto the garden, wall-mounted gas boiler, range of base and wall level storage units complemented by rolled edge worktops, one and a half sink with mixer tap, four ring hob with built-in oven below and extractor fan above, space for a fridge/freezer and plumbing for a dishwasher.

Landing

Loft access, radiator and oak doors to:

Bedroom One

13'3 x 9'4

Double glazed window to the front aspect, textured ceiling, radiator with a cover and walk-in mirrored wardrobes.

Bedroom Two

13'0 x 9'4

Double glazed window to the front aspect, textured ceiling and a radiator.

Bedroom Three

13'0 x 9'0

Double glazed window to rear aspect, textured ceiling, radiator and an airing cupboard.

Four Piece Bathroom

9'6 x 9'0

Obscure double glazed window to rear aspect, textured ceiling with inset spotlights, tiled walls throughout, panelled bath with mixer tap and shower attachment, WC, pedestal sink, walk-in shower cubicle and a chrome heated towel rail.

South Facing Garden

Mostly laid to lawn, patio area to the front, external water, lighting, side access, bbq area, decked area, raised beds, side access to the front and fencing to all boundaries.

* Please note that the shed will be removed *

Garage

Ample space for storage & racking.

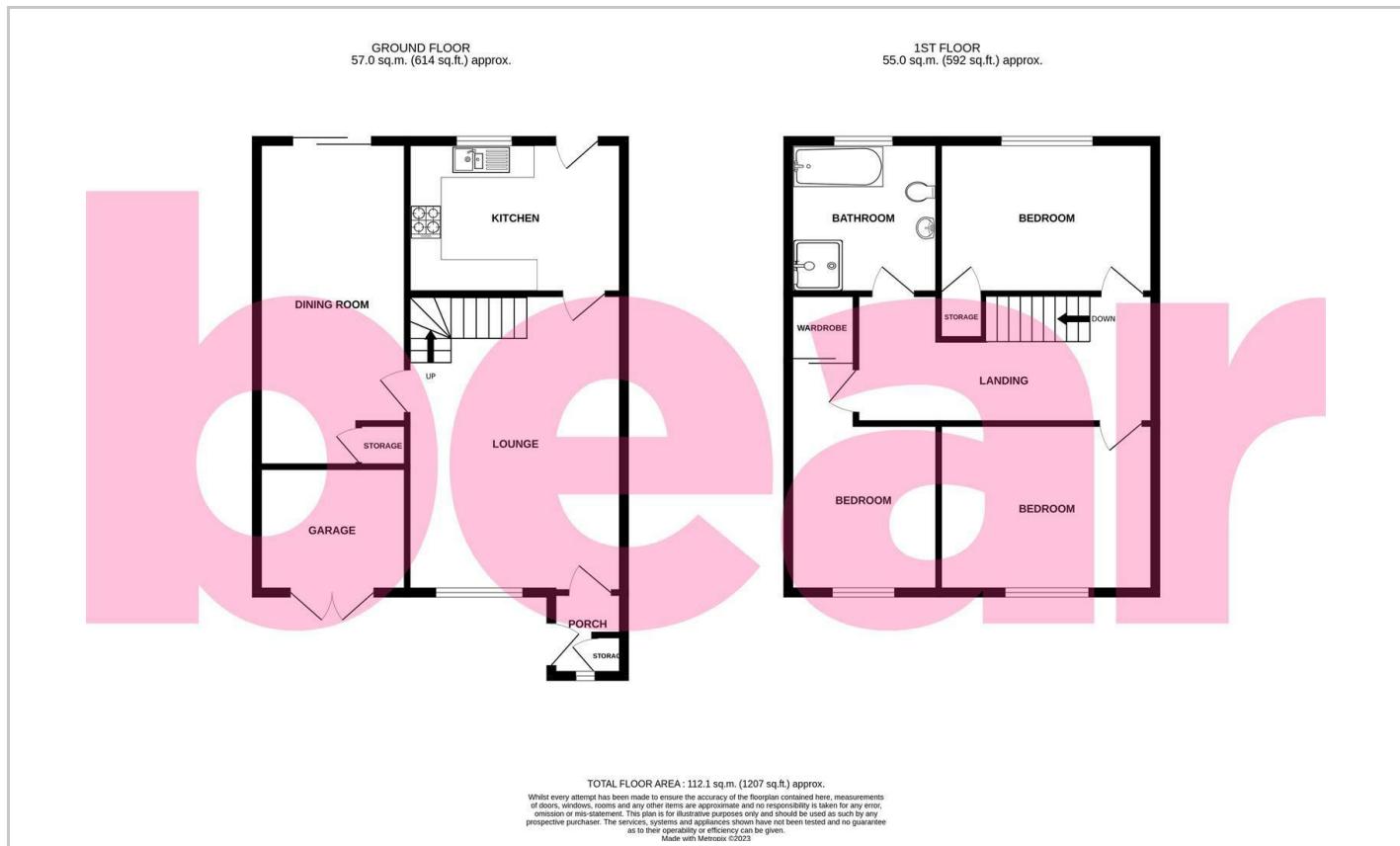
Agents Note

EPC: C

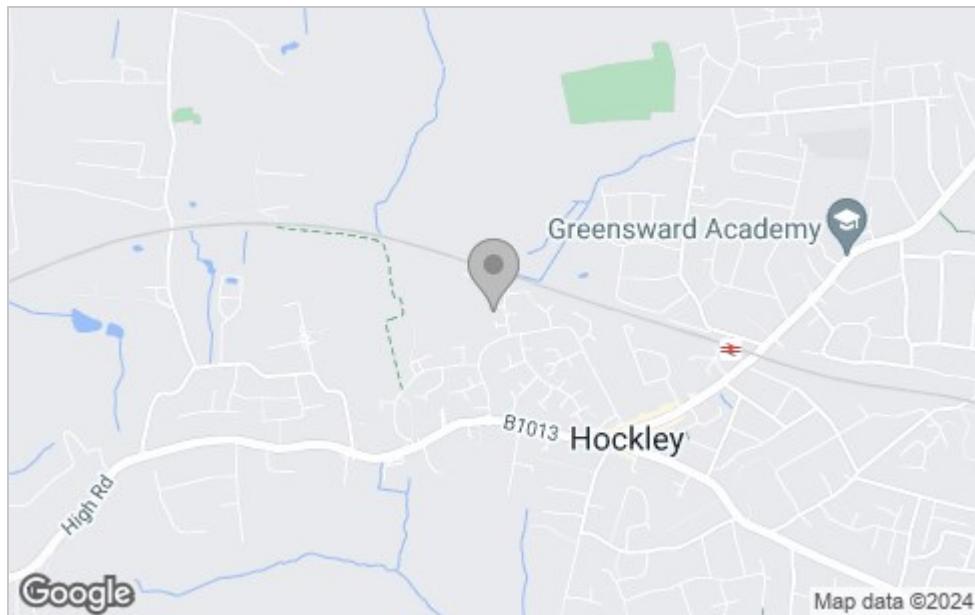
COUNCIL TAX: D



Floor Plan



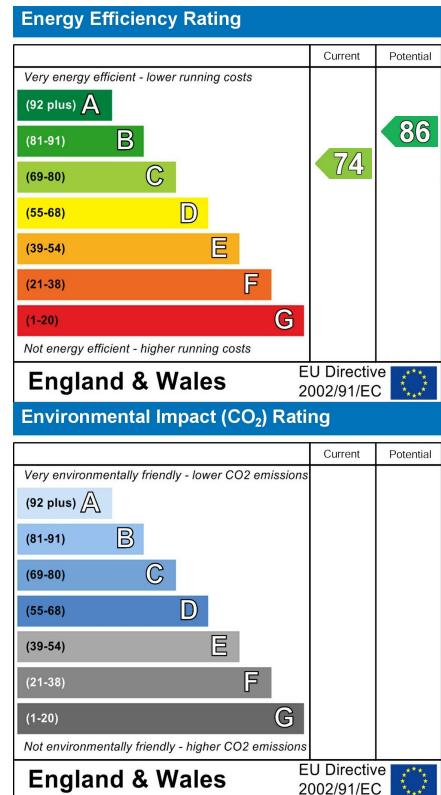
Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.