

Barnwell Drive | | Hockley | SS5 4UZ

Offers Over £450,000

bear Estate Agents

* LARGER THAN AVERAGE ACCOMMODATION * GARAGE & PARKING * EN-SUITE PLUS MAIN BATHROOM * DOWNSTAIRS WC * WALK TO HOCKLEY STATION AND HIGH STREET * This well-presented semi-detached home in Hockley offers spacious and comfortable accommodation. The ground floor features a large lounge, a modern kitchen and a convenient downstairs WC. Upstairs, you'll find double bedrooms, including a principal bedroom with an en-suite.

Ideally located close to Hockley station and local amenities, the property is also within a good catchment area for Hockley Primary and Greensward Academy.

Outside, side access leads to a beautifully maintained rear garden. A semi detached garage and off-street parking add to the home's practicality.

A wonderful opportunity to enjoy a well-cared-for home in a convenient location. Internal viewing is highly recommended.

- Well presented semi-detached house
- Garage
- Downstairs WC
- Modern kitchen-diner
- Walk to Hockley's shops and cafe's
- Off-street parking
- En-suite to master bedroom
- Side access
- Sought-after location
- Walk to Hockley Station

Frontage
Driveway for vehicle to front. Additional on road parking throughout. Path leads to own front door.

Hallway
UPVC door with obscured window to front. Ceiling mounted light fitting, wall mounted radiator, fitted understairs storage and wooden effect flooring throughout. Access to downstairs WC, kitchen/dining area and living room.

Living room
19'1 x 12'3 (5.82m x 3.73m)
Two ceiling mounted light fittings, wall mounted radiator, sliding doors to rear garden and carpeted throughout.

















Kitchen/Dining area
17'5 x 12'3 (5.31m x 3.73m)
Two ceiling mounted light fittings, UPVC door with obscured window centre to side, two windows to side with single window to front, wall mounted radiator and Karndean flooring throughout. Range of wall and floor mounted units, including integrated double oven with separate induction hob and extractor fan overhead, integrated sink, integrated fridge freezer, integrated dishwasher with space for washing machine.

Downstairs WC
Ceiling mounted light fitting, obscured window to front, wall-mounted radiator, wash hand basin, low-level WC and wooden effect flooring throughout.

Landing
Two ceiling mounted light fittings, wall-mounted radiator, loft hatch and carpeted throughout. Access to all bedrooms and fitted storage cupboard.

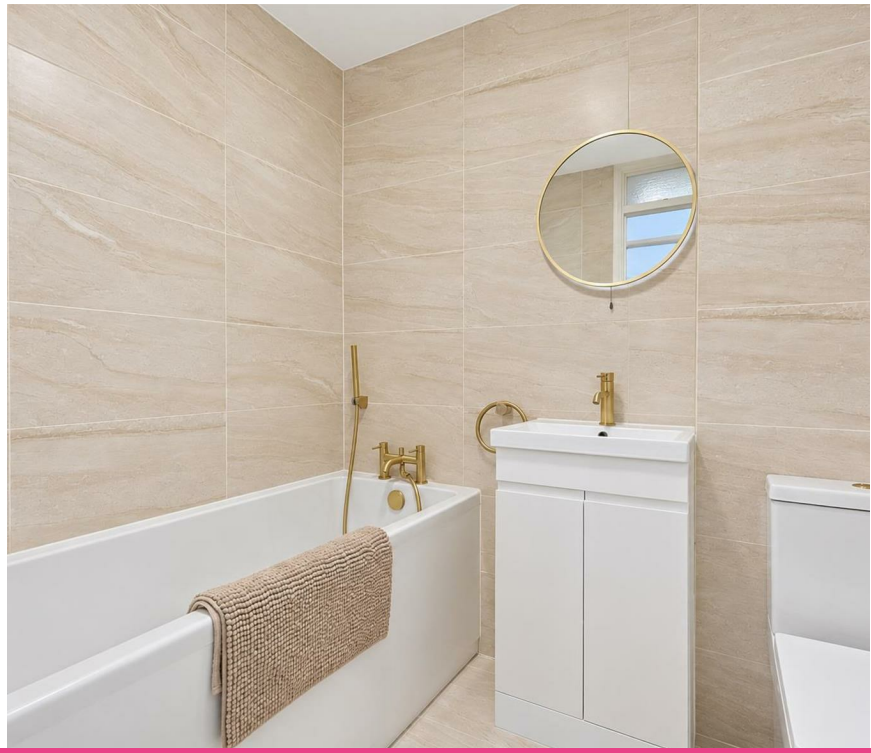
Bedroom One
12'3 x 11'1 (3.73m x 3.38m)
Ceiling mounted light fitting, double window to rear, wall mounted radiator and carpeted throughout. Access to ensuite.

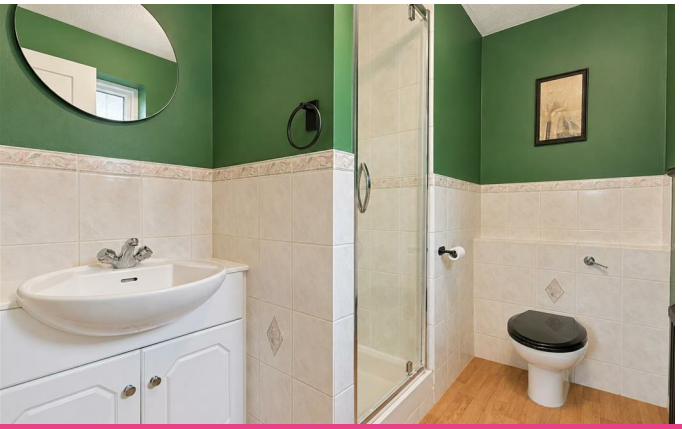
Ensuite
Ceiling mounted light fitting, obscured window to side, shower unit, wash and basin with fitted storage, low-level WC, part tiled walls and wooden effect flooring.

Bedroom Two
10'0 x 9'3 (3.05m x 2.82m)
Ceiling mounted light fitting, window to front, wall mounted radiator and carpeted throughout.


PLAY


WHAT'S
THE BEST
THAT
COULD
HAPPEN ?






WICKED

Bedroom Three
9'4 x 8'10 (2.84m x 2.69m)
Ceiling mounted light fitting, window to front, wall mounted radiator and carpeted throughout.

Bedroom Four
8'9 x 7'8 (2.67m x 2.34m)
Ceiling mounted light fitting, wall-mounted radiator, window to rear and carpeted throughout.

Bathroom
Spotlight, extractor fan, heated towel rail, bath with shower attachment, wash hand basin with integrated storage, low-level WC, tiled walls and tiled flooring.

Rear garden
Access via gate to side and sliding doors in living room. Paved patio area further leads to lawn. Mature shrubs and shrub borders all around, with direct access to garage.

Garage
Up and over door to front with additional access via door to rear. Fitted with lighting and power throughout

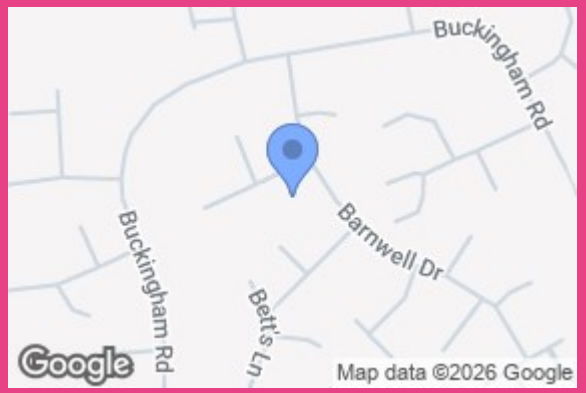




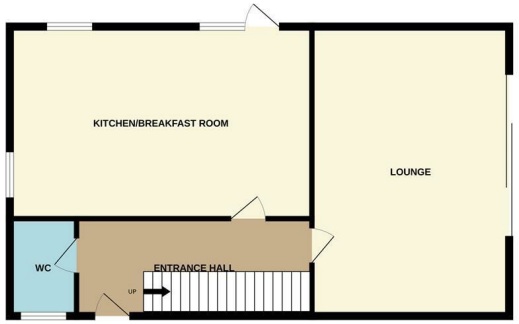




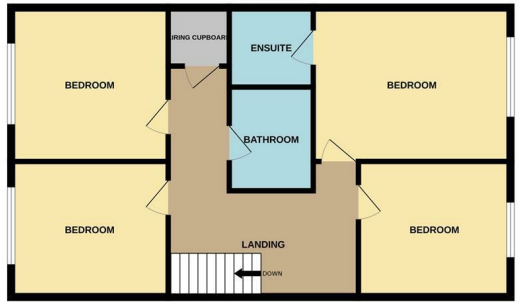




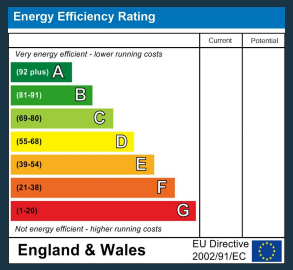
GROUND FLOOR



1ST FLOOR



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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