



\* GARAGE \* REAR EXTENSION \* AMPLE PARKING \* BEAUTIFUL REAR GARDEN \* SAUNA ROOM \* DOUBLE BEDROOMS \* LARGE KITCHEN-DINER \* WALK TO HOCKLEY STATION \* Bear Estate Agents are delighted to offer for sale this substantial four-bedroom detached family home, arranged over three floors and providing spacious and versatile accommodation throughout. Occupying a generous plot, the property benefits from a garage, ample off-street parking, side access and a beautifully maintained large rear garden.

The ground floor offers excellent living space, centered around a spacious and bright kitchen/diner, together with a utility room, a shower room incorporating a sauna and an additional WC. The upper floors provide four generously sized bedrooms, complemented by a family bathroom, whilst the top floor features a loft room and an additional room currently utilised as loft space, offering flexibility for a variety of uses subject to requirements.

Externally, the property continues to impress with extensive parking, garage facilities and a wonderful rear garden providing an ideal setting for family life and outdoor entertaining. A fantastic opportunity to acquire a spacious and well-appointed family home with flexible accommodation both inside and out. There are fantastic schools in the area, a range of amenities on the road and only a short walk to Hockley Station for commuters to London Liverpool Street.

- Detached house
- Utility Room
- Four bedrooms with an office space on the third floor
- Two bathrooms
- Beautiful rear garden
- Garage
- Sauna Room
- Large kitchen diner
- Off street parking and walking distance to Hockley station and local amenities
- Rear extension

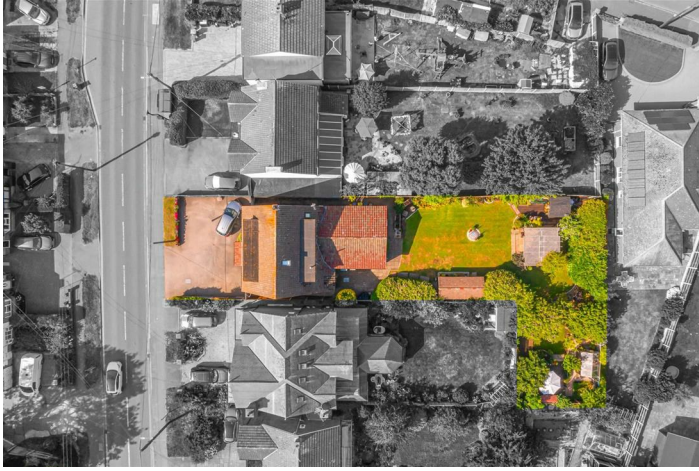
## Greensward Lane

Hockley

**£750,000**



# Greensward Lane



## Frontage

Off street parking, access to garage and double side way access.

## Garage

17'5 x 9'8  
Double doors accessing the garage with power and lighting and double glazed window to the side.

## Entrance Hall

Obscured double glazed window to the front, access to upstairs accommodation with storage cupboard, beautiful bar space, wall mounted radiator and power points.

## Lounge

20'0 x 13'0  
Smooth ceiling with pendant ceiling light, double glazed window to the front and side aspect, feature fireplace and carpeted flooring throughout.

## Kitchen-Diner

20'8 x 21'0  
Smooth ceilings with pendant ceiling lights and wall mounted lights, double glazed French doors and vaulted windows to the rear aspect, newly fitted eye and base level units with a large island and breakfast bar with sink and base cupboards, integrated dishwasher, space for an American style fridge/freezer, space for a large oven with extractor fan above, additional sink, tiled splashbacks, storage pantry cupboard, power points and vinyl flooring throughout.

## Utility Room

11'0 x 9'0  
Smooth ceiling with inset spotlights, double glazed door to the side of the property, fitted cream units with inset sink, boiler access, tiled splashbacks, plumbing for washing machine and tumble dryer and laminate flooring throughout.

## Ground Floor Sauna/Shower Room

Double glazed window to the side aspect, large walk-in shower unit, WC, heated towel rail, vanity sink unit with double sink, cedar sauna and splashback tiling throughout.

## First Floor Landing

Carpeted flooring throughout, access to all bedrooms and double glazed window to the front aspect.

## Bedroom One

13'8 x 11'8  
Double glazed window and Velux window to the rear, wall mounted radiator, power points, carpeted flooring throughout, space for storage and access to walk-in

wardrobe space with a double glazed window and power points.

## Bedroom Two

12'0 x 9'0  
Double glazed window to the front and side aspects, power points, storage cupboard, wall mounted radiator and carpeted flooring throughout.

## Bedroom Three

11'4 x 9'7  
Double glazed window to the front and side aspects, power points, eaves storage cupboards, wall mounted radiator and carpeted flooring throughout.

## Bedroom Four

10'8 x 8'7  
Double glazed window to the rear and side aspects, power points, wall mounted radiator and carpeted flooring throughout.

## Loft Room

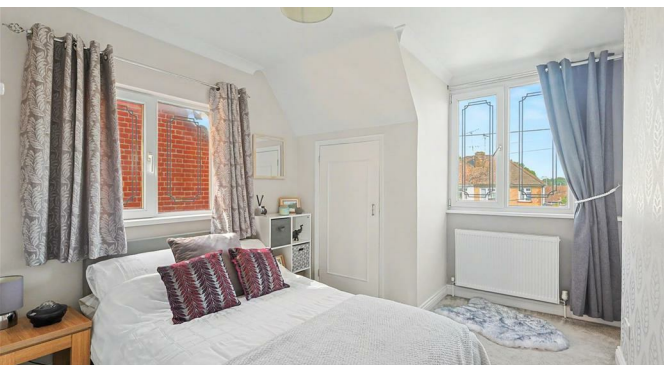
20'0 x 12'0  
Spacious room, which could be used for a office or hobby room, with further separate loft room storage space measuring at 9.8 x 12.5 .

## Bathroom

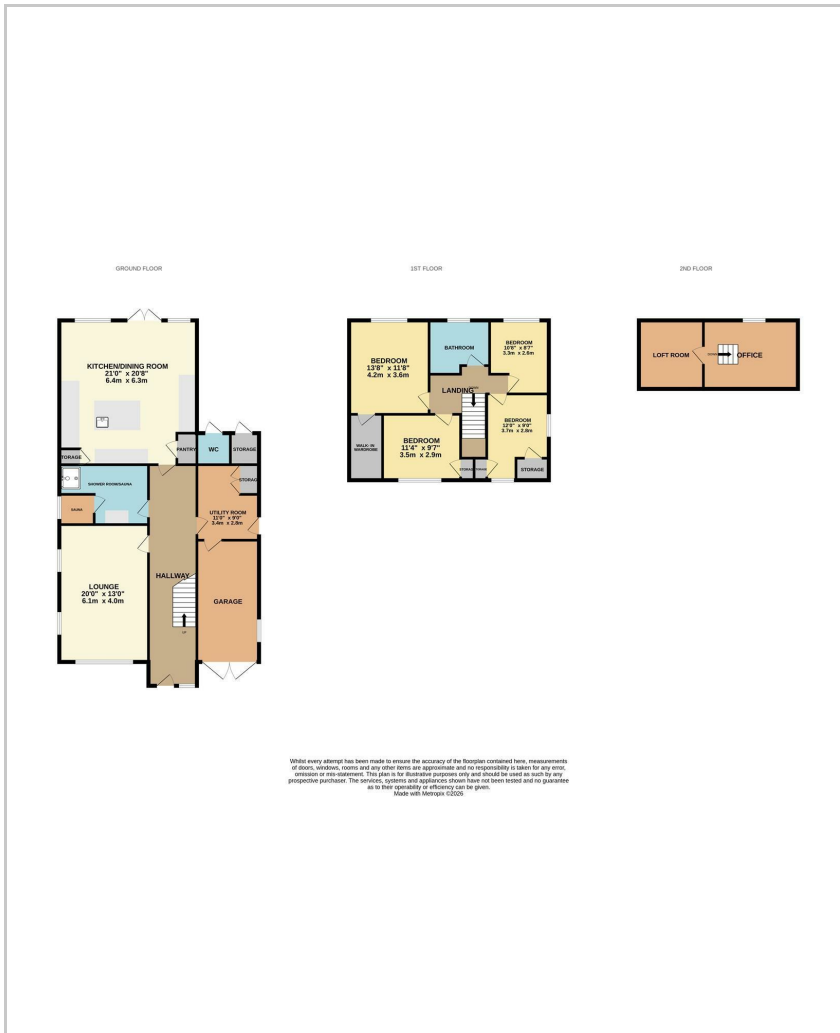
Obscure double glazed window to the rear aspect, walk-in shower cubical, paneled bath, tiled surrounds, vanity sink unit with double sink, WC, heated towel rail and laminate flooring throughout.

## Rear Garden

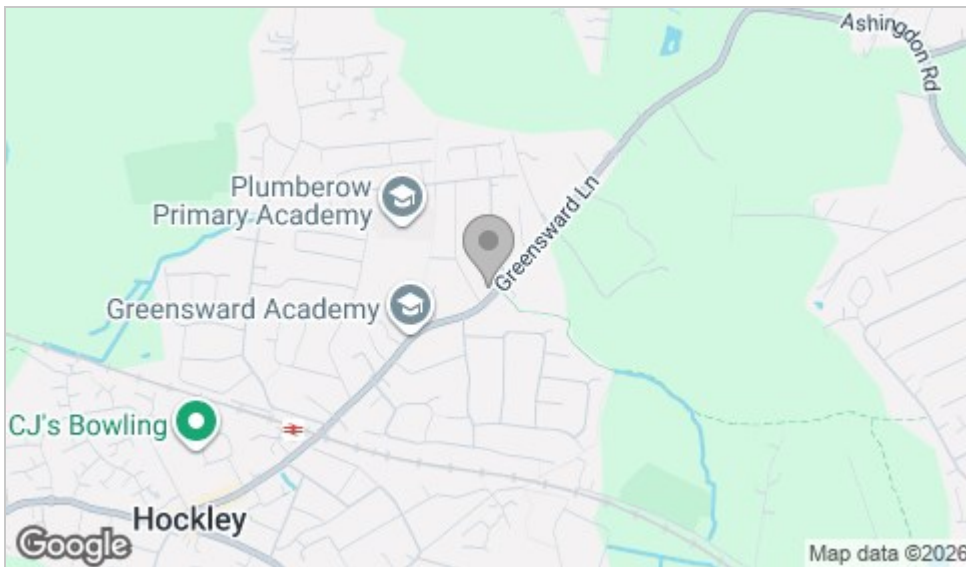
A generous L-shaped rear garden beginning with a patio seating area and opening onto an extensive lawn, surrounded by mature trees and established shrubbery providing excellent privacy. A decked terrace with outside bar creates an ideal entertaining space, whilst a hidden secret garden adds further charm. Additional features include a brick-built store, garden shed, greenhouse and outside WC, together with external lighting, power points, butler sink and water tap. Side access leads out to the front of the property.



# 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.

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.

11 Main Road, Hockley, Essex, SS5 4QY

Office: 01702 416476 hockley@bearestateagents.co.uk <https://www.bearestateagents.co.uk>

# Energy Efficiency Graph

