

67 Christmas Tree Crescent, Hawkwell, Hockley, SS5 4FN  
Guide Price £850,000 - £875,000

**bear**  
*Estate Agents*



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Bear Estate Agents are pleased to bring to the market this impressive five-bedroom detached residence, set on a corner plot in a sought-after part of Hockley. Fully modernised throughout, the property offers generous living accommodation, perfectly suited to families and professionals seeking space and comfort.

The home features a stunning open-plan kitchen and breakfast room with a utility area, ideal for both everyday living and entertaining, alongside a separate dining room, a study, and a huge open-plan lounge that opens directly onto the rear garden. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property boasts five bedrooms two with en-suite facilities, including the principal bedroom with a walk-in wardrobe area, while the remaining bedrooms are all doubles with ample storage, served by a stylish family bathroom.

Externally, the property occupies a generous corner plot with a large rear garden mainly laid to lawn and side access to the front. Off-street parking and a detached double garage provide practical and flexible space. Located close to Hockley Woods, Hockley Station, and local amenities, this exceptional home offers both convenience and a tranquil setting in one of Hockley's most desirable areas.

#### **Entrance Hall**

Smooth ceiling with pendant ceiling light, access to downstairs WC, tiled flooring throughout and access to the upstairs accommodation via carpeted stairs.

#### **Living Room**

16'10 x 16'5

Smooth ceiling with two pendant ceiling lights, feature fireplace, double glazed window to the front aspect with plantation shutters, herringbone flooring throughout, power points and double glazed French doors to the rear aspect.

#### **Sitting Room/ Dining Room**

14'3 x 12'1

Smooth ceiling with pendant ceiling light, double bay glazed window to the front aspect with plantation shutters, power points and tiled flooring throughout.

#### **Office**

9'7 x 6'11

Smooth ceiling with pendant ceiling light fitting, double glazed window to side aspect with plantation shutters, fitted office furniture incorporating desk, wooden flooring throughout, power points and wall mounted radiator.

#### **WC**

Obscure double glazed window to front aspect WC, vanity sink unit, wall mounted radiator and tiled surrounds.

#### **Kitchen/Breakfast Room**

19'10 x 17'9

Smooth ceiling with inset spotlights, three double glazed windows to rear aspect with plantation shutters, eye and base level units with stainless steel sink drainer unit, integrated oven, gas hob with extractor fan above, integrated fridge freezer, island unit with wine rack, LED lighting under units and tiled flooring throughout and access to the utility room.

#### **Utility Room**

7'11 x 7'3

Smooth ceiling with pendant ceiling light, double glazed window to the rear aspect with plantation shutters, eye and base level units with inset sink, space for washing machine and tumble dryer, tiled flooring and double glazed door providing access to the rear garden.

#### **Upstairs Landing**

Carpeted flooring throughout and access to all bedrooms and family bathroom.

#### **Primary Bedroom**

16'6 x 11'3

Large double glazed window to the front aspect with plantation shutters, wall mounted radiator, power points, carpeted flooring throughout, space for storage and access ensuite bathroom.

#### **Ensuite**

Smooth ceiling with pendant ceiling light, obscure double glazed window to rear aspect with plantation shutters, walk in shower cubical with thermostatic shower, rainfall shower head and shower head attachment, WC, vanity sink unit, LED lighting mirror, heated towel rail and tiled flooring throughout.

#### **Walk In Dressing Room**

Double glazed window to the rear with plantation shutters, fitted wardrobe storage and carpeted flooring throughout.

#### **Bedroom Two**

13'9 x 12'2

Smooth ceiling with pendant ceiling light with plantation shutters, double glazed window front and side aspect, wall mounted radiator, power points, fitted wardrobe storage and access to ensuite bathroom.

#### **Ensuite**

Smooth ceiling with pendant ceiling light, tiled surrounds, WC, vanity sink unit, LED lighted mirror, walk in shower cubical and tiled surrounds.

#### **Bedroom Three**

16'11 x 11'3

Smooth ceiling with pendant ceiling light, double glazed window side aspect, wall mounted radiator, power points, space for storage and carpeted flooring throughout.

#### **Bedroom Four**

13'2 x 8'10

Smooth ceiling with pendant ceiling light with plantation shutters, double glazed window rear aspect, wall mounted radiator, power points, space for storage and carpeted flooring throughout.

#### **Bedroom Five**

10'11 x 8'2

Smooth ceiling with pendant ceiling light, double glazed window rear aspect with plantation shutters, wall mounted radiator, power points and carpeted flooring throughout.

#### **Family Bathroom**

Smooth ceiling with pendant ceiling light, obscure double glazed windows to the front aspect with plantation shutters, free standing bath unit, freestanding taps with shower held attachment, walk in shower cubical with rainfall shower head and hand held shower attachment, vanity sink unit, WC, heated towel rail, tiled surrounds and tiled flooring throughout.

#### **Garage**

Detached garages with EV charging points and electric doors.

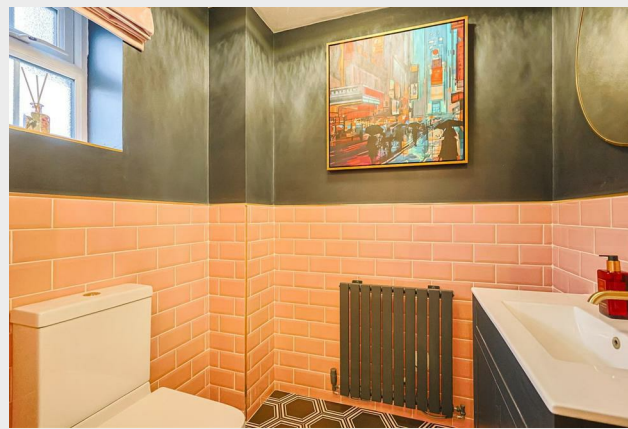
#### **Exterior**

Mostly laid to lawn, mature shrubs and flowers, slate feature pond and access to the front via the side.

#### **Agents Notes**

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.  
Council Tax Band - G



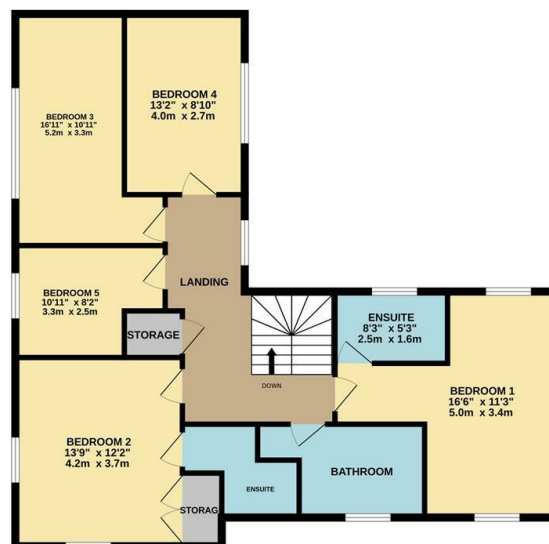




GROUND FLOOR  
1104 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR  
1028 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA : 2132 sq.ft. (198.1 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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11 Main Road  
Hockley  
Essex  
SS5 4QY

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	