

246 Rectory Road, Hockley, SS5 4LG  
Offers In The Region Of £575,000

**bear**  
*Estate Agents*



This delightful semi-detached chalet offers a perfect blend of comfort and modern living. Recently refurbished throughout, with four generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive. The two well-appointed bathrooms ensure convenience for all residents.

As you enter, you are welcomed by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well appointed, modernised kitchen is a highlight of the home, featuring contemporary fittings that make cooking a pleasure. The dining area features large Bi-fold doors leading to the decking, hot tub and garden areas.

The exterior of the property is equally impressive, boasting a spacious rear garden that is a true oasis. With a tranquil fish pond, multiple seating / dining areas, outdoor covered BBQ kitchen with bar, and a log cabin style shed / summer house, this outdoor space is perfect for enjoying sunny days or hosting family gatherings. Additionally, the property benefits from off-street parking and side access, adding to the convenience of everyday living.

This lovely family home is not just a place to live, but a sanctuary where memories can be made. With its combination of spacious interiors and delightful outdoor features, it presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this enchanting property your own.

### **Entrance Hall**

Smooth ceiling, access to lounge and all other rooms.

### **Lounge**

13'11 x 17'3

Carpet throughout, smooth ceilings with inset spotlights and pendant fan ceiling light, wall mounted radiator, built in media wall with feature staircase and access into bathroom, bedroom one and bedroom two / study and open into the kitchen/diner.

### **Kitchen/Diner**

21'2 x 9'0

Herringbone flooring throughout, smooth ceilings with pendant ceiling spotlights, Integrated dishwasher, range cooker with extractor above and access into utility.

### **Garage / Utility Room**

24'03 x 9'08

Space for storage, power points, space for washing and drying machine and accessed through the kitchen.

### **Bedroom One**

13'1 x 14'7

Carpeted throughout, double glazed bay window to the front aspect, pendant fan ceiling light, integrated wardrobes, radiator, and plenty of power points.

### **Bedroom Two / Office**

12'1 x 9'11

Carpet throughout, smooth ceilings with pendant ceiling light, double glazed window to the front aspect, integrated storage cupboards.

### **Bedroom Three**

18'4 x 13'6

Carpet throughout, smooth ceilings with pendant ceiling light, double glazed window to the front aspect, double glazed velux window to the rear aspect, access to eaves storage.

### **Bedroom Four**

10'8 x 13'7

Carpet throughout, smooth ceilings and pendant ceiling light, double glazed window to the front aspect, access into ensuite.

### **Ensuite**

7'0 x 5'10

Tiled floors and walls surround, smooth ceiling with pendant ceiling light, walk in shower, vanity sink, low-level flush WC.

### **Bathroom**

Inset spotlights, WC, stylish double vanity unit with ample storage, the centrepiece is a freestanding bath tub perfectly positioned beneath obscure windows for natural light and privacy, tiled walls surround, spacious walk-in shower with rainfall shower head and tiled flooring throughout.

### **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.

Tenure - Freehold

Council Tax Band - D





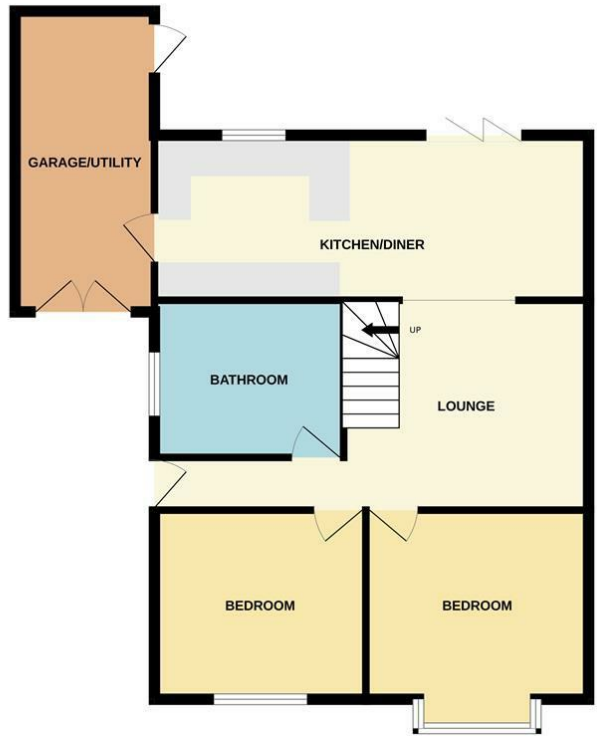


# bear

*Estate Agents*

11 Main Road  
 Hockley  
 Essex  
 SS5 4QY  
 01702 416476  
 hockley@bearstateagents.co.uk  
 https://www.bearstateagents.co.uk

GROUND FLOOR  
 782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR  
 423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (111.9 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.  
 Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</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	