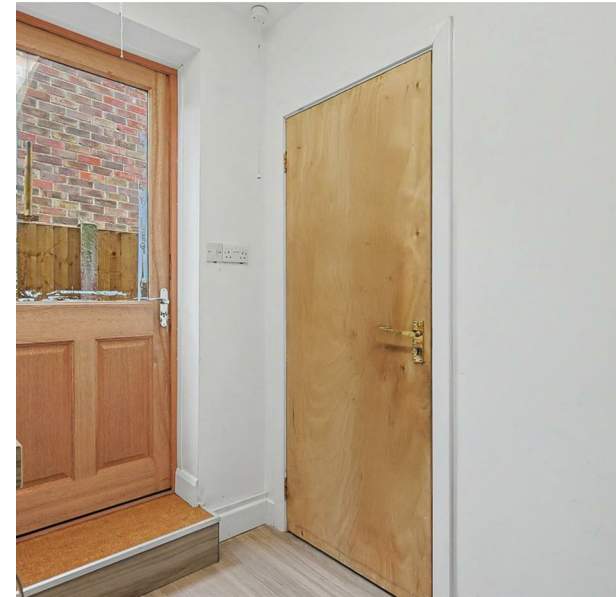


4 Spencers, Hockley, SS5 4LW
Offers In The Region Of £650,000

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Estate Agents



4 Spencers, Hockley, SS5 4LW Offers In The Region Of £650,000 Council Tax Band:

* PARKING * FOUR LARGE BEDROOMS * TWO BATHROOMS * MULTIPLE RECEPTION ROOMS * UTILITY ROOM AND W/C * Bear Estate Agents are delighted to present this impressive four double-bedroom detached residence, positioned within a sought-after part of Hockley, just moments from the beautiful Hockley Woods. Offering spacious and versatile accommodation throughout, this stunning family home has been modernised to a high standard and is perfectly suited to growing families and buyers seeking both comfort and convenience.

The property features four generous reception rooms, including a bright and airy conservatory, providing excellent living and entertaining space. A contemporary fitted kitchen sits at the heart of the home alongside a separate utility room and a convenient downstairs WC. Modern finishes throughout create a stylish and welcoming atmosphere, while the spacious layout offers flexibility for a variety of lifestyles.

Upstairs, the home benefits from four well-proportioned double bedrooms, including an impressive principal bedroom complete with en-suite bathroom facilities. The remaining bedrooms are served by a modern family bathroom, making this an ideal home for

Parking

Parking for two vehicles on a block paved driveway with access to the garage.

Entrance Hall

Smooth ceilings with inset spotlights, wooden flooring throughout and access upstairs accommodation.

Ground Floor WC

Obscure double glazed window to the side aspect, heated towel rail, WC, vanity sink unit and tiled flooring throughout.

Lounge

18'11 x 11'8

Double glazed window to the front aspect, smooth ceiling with pendant ceiling lights, wall mounted radiator, feature fireplace unit, wooden flooring throughout, power points and double doors opening into the dining room.

Dining Room

13'7 x 9'11

Smooth ceiling with pendant ceiling light, double glazed French doors accessing the rear garden, wall mounted radiator and carpeted flooring throughout.

Kitchen

13'10 x 10'6

Smooth ceiling with inset spotlights, double glazed window to the rear aspect, eye and base level units, inset fridge/freezer, electric hob with extractor fan above, sink, tiled splashbacks, integrated oven, power points, wooden flooring throughout and open access into the breakfast room.

Breakfast Room

10'0 x 8'2

Smooth ceilings with inset spotlights, wall mounted radiator, wooden flooring throughout and open access to the conservatory.

Conservatory

14'10 x 11'2

Double glazed windows surround, French doors accessing the rear garden, wall mounted radiator and wooden flooring throughout.

Utility Room

8'0 x 6'2

Laminate flooring throughout, power points, space for white goods, eye and base level units and access to rear garden.

First Floor Landing

Carpeted flooring throughout, power points and access to bedrooms and bathroom.

Bedroom One

15'3 x 11'10

Double glazed window to the front aspect, smooth ceiling with pendant ceiling light, fitted wardrobe storage, power points, wall mounted radiator, carpeted flooring throughout and access to en-suite bathroom.

En-suite

Walk in shower cubical with shower head attachment and rainfall shower head, heated chrome towel rail, WC, vanity sink unit and tiled flooring throughout.

Bedroom Two

13'4 x 9'11

Smooth ceiling with inset spotlights, double glazed window to the rear aspect, fitted wardrobe storage, power points and carpeted flooring throughout.

Bedroom Three

13'8 x 8'6

Double glazed window to the front, fitted wardrobe storage, wall mounted radiator, power points and carpeted flooring throughout.





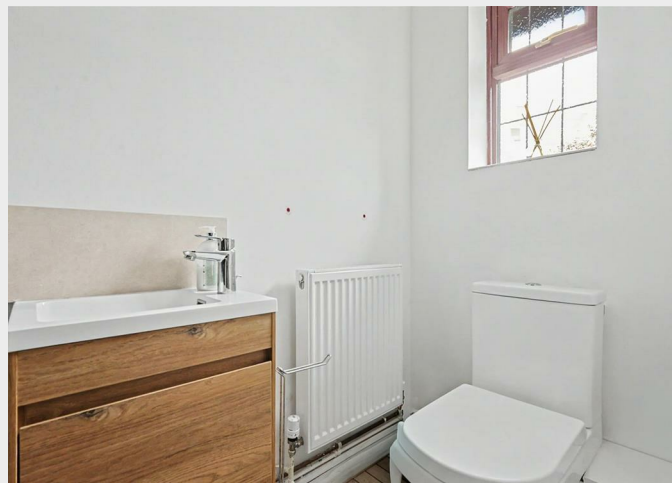
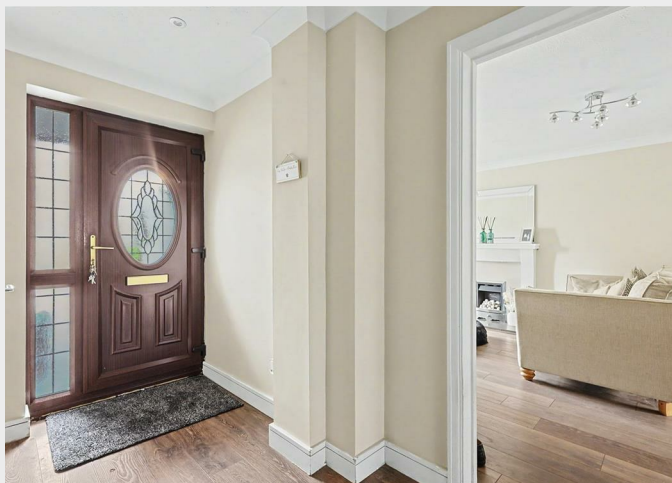
Bedroom Four

11'4 x 7'9

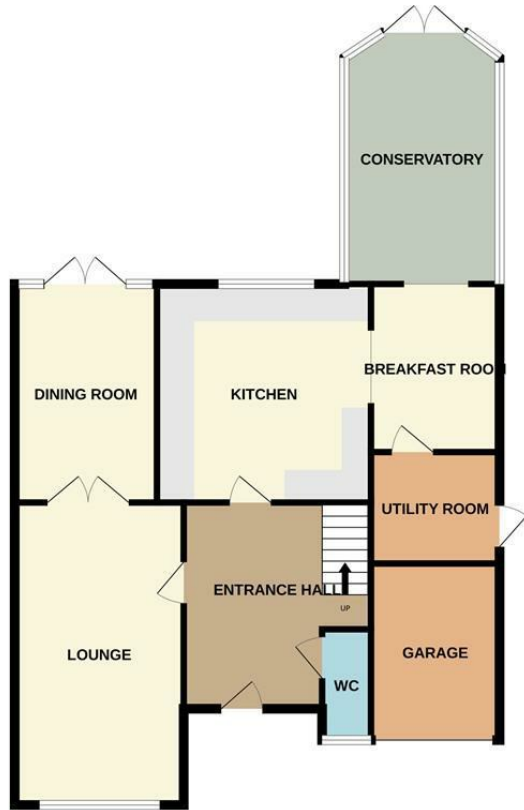
Double glazed window to the rear, wall mounted radiator, power points and carpeted flooring throughout.

Bathroom

Obscure double glazed window to the rear aspect, smooth ceiling with pendant ceiling light, panelled bath unit with rainfall shower head, tiled surrounds, vanity sink unit, WC and laminate flooring 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	