



Woodstock Crescent | | Hockley | SS5 4XG
Guide Price £325,000

bear
Estate Agents

Guide Price £325,000 - £350,000

Bear Estate Agents are pleased to present this spacious three-bedroom semi-detached home, offering an exciting opportunity for buyers looking to create something truly personal in a highly convenient location.

The property features a large lounge with access through to the conservatory, a separate kitchen, and three well-sized bedrooms, providing flexible living space throughout. Externally, there is the benefit of off-street parking and useful side access. While the home is in need of decorative improvement, it offers fantastic potential for those with a creative eye to add value and style.

Ideally situated close to local amenities, well-regarded schools and Hockley train station, this property blends convenience, quality and potential in one outstanding package. Don't miss the chance to secure this remarkable home; contact us today to arrange your viewing.

- Semi Detached House
- Three Bedrooms
- Conservatory
- Spacious Rear Garden
- Off Street Parking
- Close To Hockley Station

Hallway

10'5 x 5'10 (3.18m x 1.78m)

Laminate floors throughout, stairs to first floor accommodation, pendant ceiling light, wall mounted radiator, access into kitchen and lounge.

Kitchen

6'10 x 10'6 (2.08m x 3.20m)

Laminate flooring, wooden effect top and base level units, laminate work surface, plumbing for washing machine, four ring induction hob with oven below.

Lounge

15'1 x 12'11 (4.60m x 3.94m)

Laminate floors throughout, coving to ceiling edge, wall mounted radiator, plenty of PowerPoint, access into conservatory.

Conservatory

9'6 x 11'3 (2.90m x 3.43m)

Laminate floors throughout, radiator, double glazed windows to all aspects, double glazed French doors to the rear garden.





Landing

6'5 x 9'5 (1.96m x 2.87m)

Carpeted flooring throughout and access to all rooms and bathroom.

Bedroom One

12'11 x 8'9 (3.94m x 2.67m)

Laminate floors throughout, double glazed window to the front aspect, large storage cupboard, pendant ceiling light.

Bedroom Two

9'3 x 6'4 (2.82m x 1.93m)

Carpet throughout, pending ceiling light double glazed window to the rear aspect, wall mounted, radiator and PowerPoints.

Bedroom Three

8'9 x 6'5 (2.67m x 1.96m)

Carpet throughout, coving to ceiling edge, pendant ceiling light and double glazed window to the rear.

Bathroom

6'9 x 6'2 (2.06m x 1.88m)

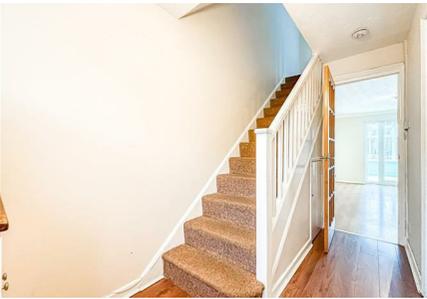
Tiled surrounds, bath with shower attachment above dual flush WC and sink with hot and cold.

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

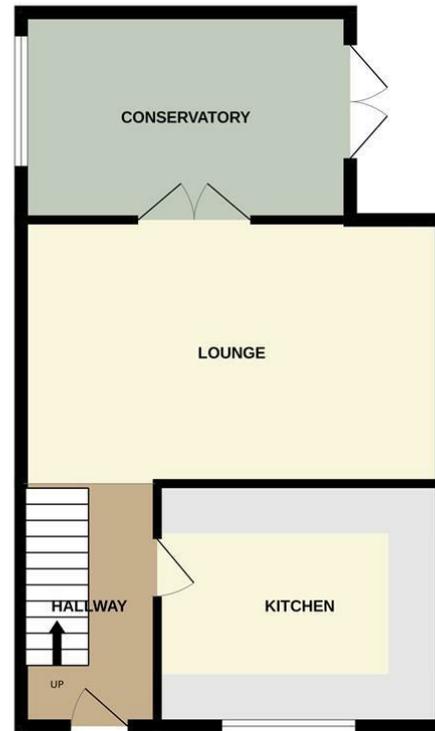
Council Tax Band - C







GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 87 | 70 |
| EU Directive 2002/91/EC | | | |

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