1, Christmas Tree Crescent, Hawkwell, Hockley, Essex, SS5 4FN

Five Bedroom Detached Home / Price: £875,000 / Tel: 01702 207720

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This impressive five-bedroom detached family home offers a versatile and well-presented layout with multiple reception rooms and an outlook over the paddock to the front. Upon entering, the welcoming entrance hall provides access to the main ground floor accommodation. The generous living room offers a comfortable space with direct access to the rear garden, while the stylish kitchen/dining area provides ample room for both cooking and dining, with access through to the adjoining utility room. Further accommodation includes a versatile games room, which could also be used as a separate dining room, a useful home office and a convenient ground floor W/C. Upstairs, the property continues to offer excellent family accommodation, with five bedrooms, two of which benefit from their own en-suite shower rooms. A modern family bathroom serves the remaining rooms. Outside, the good-sized rear garden features a combination of patio, lawn and artificial lawn, together with access to the double garage. To the front, there is ample parking for several vehicles, further access to the double garage and an open outlook over the paddock.

Situated within easy reach of Clements Hall Leisure Centre, Clements Gate Children's Park and highly sought-after schools. Hockley Train Station is also close by, offering direct services to London Liverpool Street. Take a look at our 360° virtual tour and book your viewing today!

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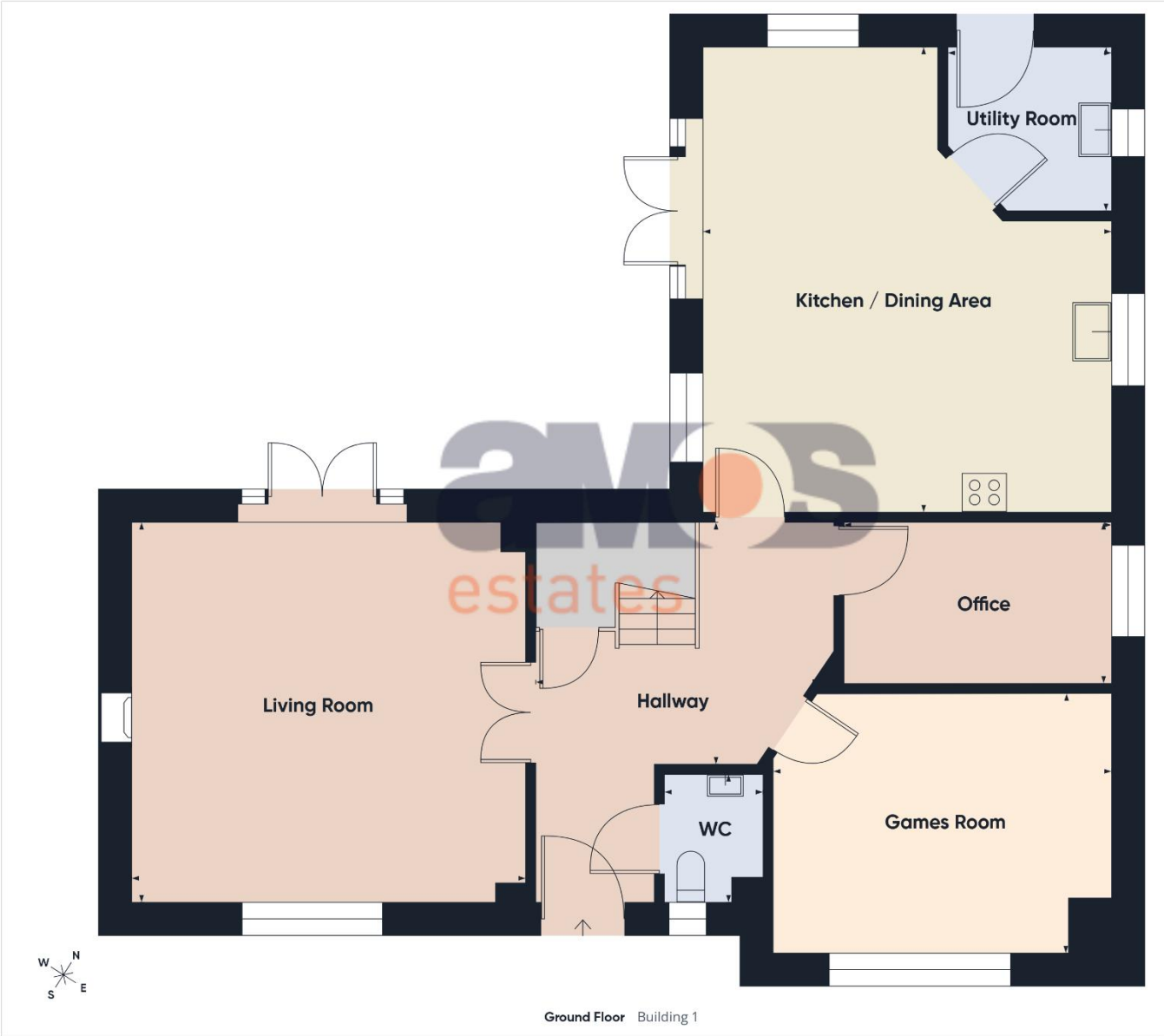
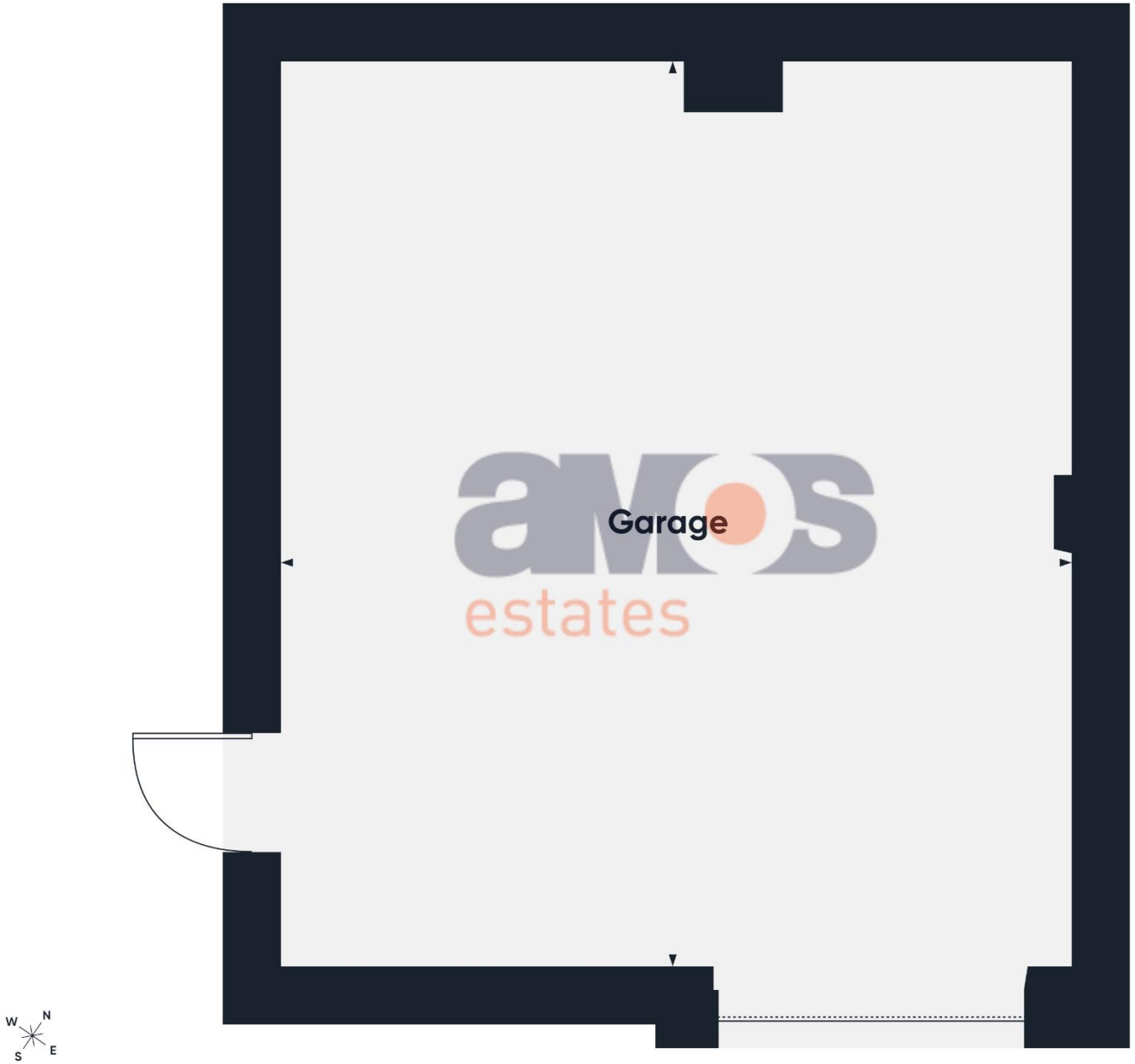


A space to call home.

First Floor Building 1



Ground Floor Building 2

Property Information

- Impressive Five-bedroom detached family home
- Multiple reception rooms
- Stylish kitchen/dining room
- Separate utility room with access to the rear garden
- Versatile games room & Separate home study
- Spacious Living room with access to rear garden
- Two bedrooms with stylish en-suite shower rooms
- Contemporary family bathroom & Ground floor cloakroom
- Good-sized rear garden
- Off-street parking and detached garage
- Close to shops, schools, station and fast links to London
- Well-maintained paddock to the front
- Council Tax Band: G
- EPC Rating: B
- Approx 2094 Sq. Ft in Size
- 360’ Virtual Tour Available

Double glazed composite door to:

Entrance Hall /
11'10 x 10'5
Plastered ceiling, wood effect floor covering, staircase to first floor living accommodation with fitted carpet and wood balustrade, understairs storage cupboard, two radiators, power points, doors leading off:

Ground Floor Cloakroom /
5'8 x 4'4
Two piece suite comprising low level w/c, pedestal hand wash basin with mixer tap, double glazed window to front aspect, plastered ceiling, tiled flooring, radiator.

Living Room /
16'11 x 16'6
Double glazed window to front and rear aspect, double glazed French doors to rear garden, plastered ceiling, fitted carpet, electric fireplace, radiator, power points.

Kitchen/Diner Room /
19'11 x 17'9
Fitted at both eye and base level in a range grey and cream units with working surface over, integrated appliances such as double oven, five ring gas hob with extractor fan above, dishwasher and 1.5 stainless steel sink unit with mixer tap and drainer, space for American style fridge/freezer, double glazed windows to rear and side aspect, double glazed French doors providing access to the rear garden, plastered ceiling with spotlights, wood effect floor covering, two radiators, power points, door to utility room.

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Utility Room /
7'3 x 7'3
Fitted at both eye and base level in a range of grey units with wood roll working surface over, stainless steel sink unit with mixer tap and drainer, space for washing machine and tumble dryer, double glazed window to side aspect and double glazed door providing access to rear garden, plastered ceiling, wood effect floor covering, radiator, power points.

Games Room /
14'10 x 11'6
Double glazed window to front aspect, plastered ceiling, wood effect floor covering, radiator, power points.

Home Study /
11'10 x 7'6
Double glazed window to side aspect, plastered ceiling, wood effect floor covering, radiator, power points.

Landing /
11'6 x 3'8 plus 7'0 x 6'7
Double glazed windows to rear aspect, plastered ceiling, fitted carpet, wood balustrade, storage cupboard, loft access, radiator, power points, doors leading off:

Family Bathroom /
8'4 x 7'1
Four piece suite comprising integrated bath with mixer tap and hand held shower attachment, shower cubicle with fitted shower unit, pedestal hand wash basin with mixer tap, low level w/c, double glazed window to side aspect, plastered ceiling, tiled flooring and part tiled walls, heated towel rail, extractor fan.

Bedroom One /
16’7 x 11'2 (Approx)
Double glazed windows to front and rear aspect, plastered ceiling, fitted carpet, open access to dressing area with built in wardrobes (measuring approx 6’7 x 6’5), two radiators, power points, door to:

En-Suite Shower Room /
8'1 x 5'2
Three piece suite comprising double shower cubicle with fitted shower unit, pedestal hand wash basin with mixer tap, low level w/c, double glazed window to rear aspect, plastered ceiling with spotlights, tiled flooring and part tiled walls, heated towel rail, extractor fan.

Bedroom Two /
13'8 x 12'10
Double glazed windows to front and side aspect, plastered ceiling, fitted carpet, built in wardrobes, two radiators, power points, door to:

En-Suite Shower Room /
7'2 x 6'7
Three piece suite comprising double shower cubicle with fitted shower unit, pedestal hand wash basin with mixer tap and low level w/c, plastered ceiling, tiled flooring and part tiled walls, heated towel rail, extractor fan.

Bedroom Three /
16'9 x 8'8
Double glazed window to side aspect, plastered ceiling, fitted carpet, radiator, power points.

Bedroom Four /
12'11 x 8'11
Double glazed window to side aspect, plastered ceiling, fitted carpet, radiator, power points.

VAULT-TEC

Peter Pan
Disneyland

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Bedroom Five /
11'0 x 8'3
Double glazed window to front aspect, plastered ceiling, fitted carpet, radiator, power points.

Rear Garden /
Block paved patio to immediate rear and side of property, laid to lawn area leading to artificial lawn, access to shed (measuring 6m x 4m) secure fence boundaries, security door to double garage.

Front Garden /
Block paved driveway to side of property providing parking for vehicles, access to detached garage with up and over door, paved walk way to entrance door.

Double Garage /
22'8 x 20'1
Two up and over doors, security door to rear garden, power and light fitted.

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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).
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