

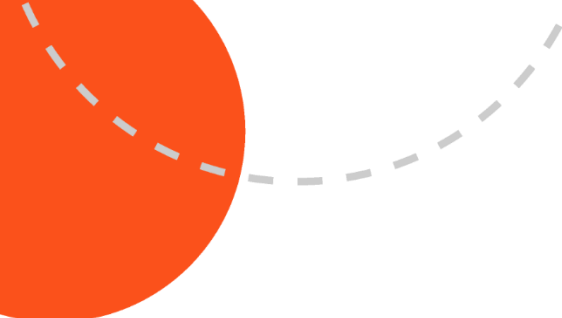


61 Barnwell Drive, Hockley, Essex, SS5 4UZ

Two Bedroom Semi-Detached House / Guide Price: £350,000 - £375,000 / Tel: 01702 207720

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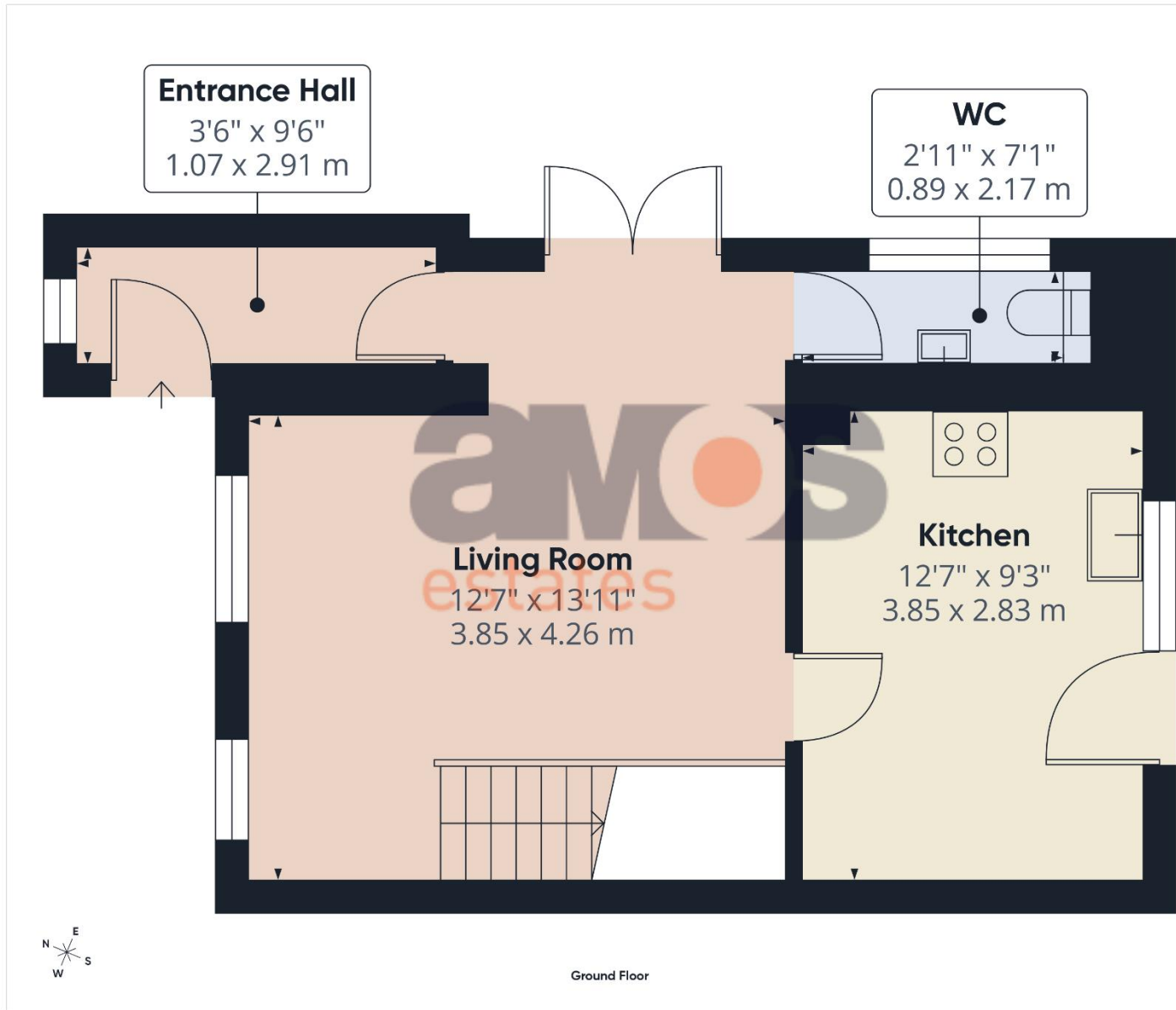
Situated within a popular residential area, this well-presented semi-detached property offers comfortable and practical living space across two floors. Ideal for first-time buyers and growing families alike, the home benefits from well-proportioned accommodation and a nicely sized rear garden. Upon entering, the property features a welcoming living room situated to the front aspect, providing a cosy yet practical space for everyday living. To the rear, the fitted kitchen offers space for appliances and direct access to the rear garden, allowing for convenient indoor-outdoor living. Completing the ground floor is a useful downstairs W/C. Upstairs, the property benefits from **two bedrooms**, ideal for modern family living. The first floor is finished with a three-piece family bathroom. Externally, the rear garden is a particularly attractive feature of the home, boasting a lawn area alongside sun patio, ideal for outdoor dining, entertaining, or enjoying the warmer months.

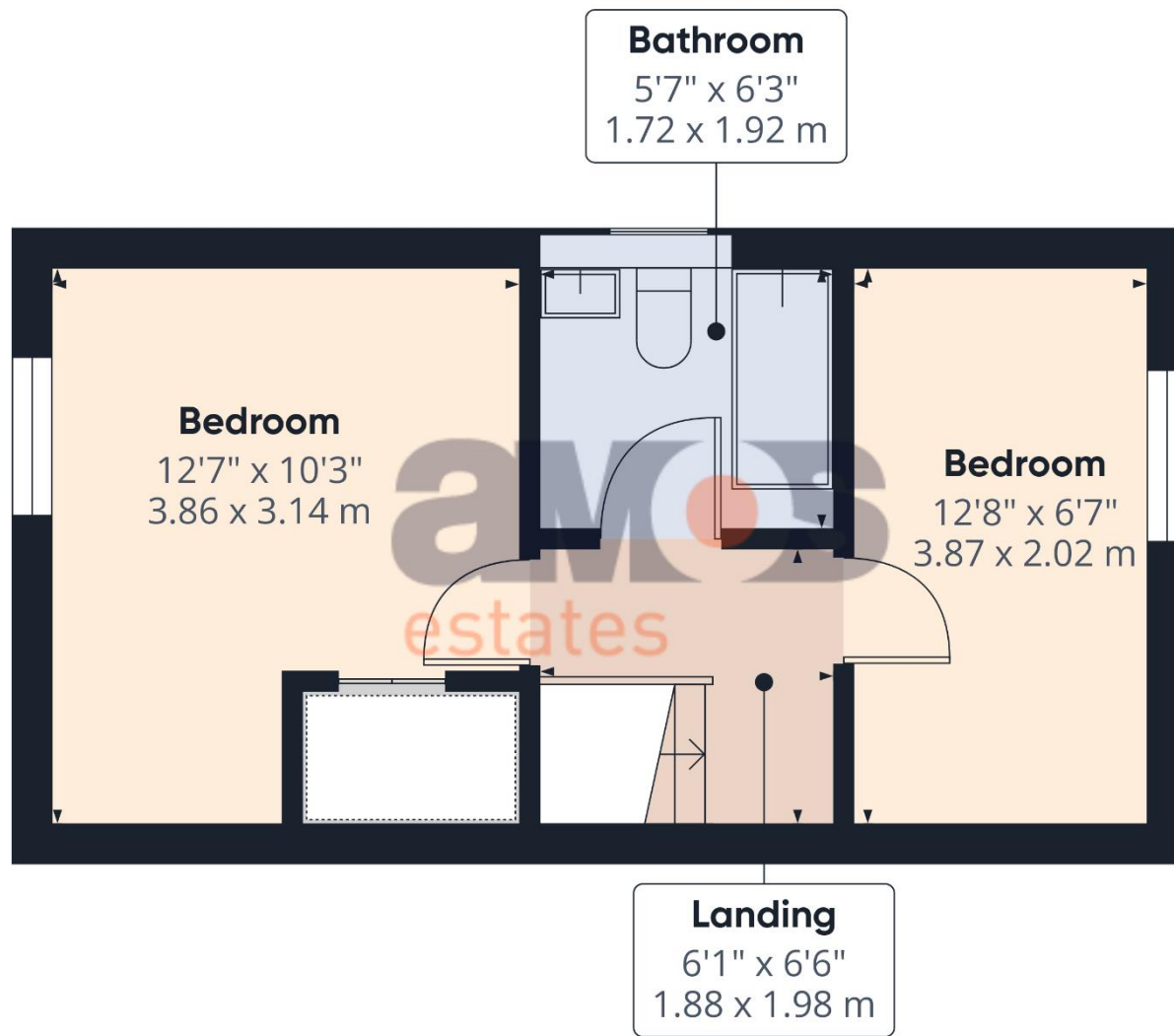
Location wise, the property is close to Hockley woods, the Village shops and eateries, two primary schools and Greensward and the train station with fast, direct access to London. We have produced a **360° virtual tour** for the property to provide you with a chance to see inside before making an early appointment to view in person.

Find us on



**A space to
call home.**





E
S

First Floor



Property Information

- / Well-presented semi-detached family home
- / Spacious living room with French doors
- / Fitted kitchen with access to rear garden
- / Ground floor W/C
- / Two Bedrooms
- / Three-piece family bathroom
- / Good sized rear garden with patio and lawn
- / Close to Hockley Woods and local amenities
- / Easy access to Hockley train station with direct links to London
- / Council Tax Band: C
- / EPC Rating: D
- / Approx 663 Sq. Ft in Size
- / 360' Virtual Tour!



Entrance Door To:

Entrance Hall /

9'6 x 3'6

Double glazed window to front aspect, plastered and covered ceiling, wood effect floor covering, radiator, door leading off:

Living Room /

13'11 x 12'7

Double glazed windows to front aspect and double-glazed French doors providing side access, plastered and covered ceiling, fitted carpet, staircase to first floor living accommodation with fitted carpet and wood balustrade, understairs storage cupboard, radiator, power points.

Kitchen /

12'7 x 9'3

Fitted at both eye and base level in a range of green units with wood roll working surface over, integrated appliances such as oven and gas hob with extractor fan above, 1.5 ceramic sink unit with mixer tap and drainer, space for washing machine and fridge/freezer, double glazed window to rear aspect and double glazed door to rear garden, plastered and covered ceiling, tiled flooring and part tiled walls, radiator, power points.

Ground Floor Cloakroom /

7'1 x 2'11

Two piece suite comprising of low-level w/c, wall mounted sink unit with separate taps, double glazed window to side aspect, plastered and covered ceiling, wood effect floor covering, radiator.





Landing /

6'6 x 6'1

Plastered ceiling, fitted carpet, wood balustrade, loft access, power point, doors leading off:

Bedroom One /

12'7 x 10'3

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, storage cupboard, radiator, power points.

Bedroom Two /

12'8 x 6'7

Double glazed window to rear aspect, plastered and coved ceiling, fitted carpet, radiator, power points.

Bathroom /

6'3 x 5'7

Three-piece suite comprising of integrated bath with mixer tap and fitted shower unit with safety glass, pedestal hand wash basin with separate taps, low level w/c, double glazed window to side aspect, plastered ceiling, tiled flooring and tiled walls, radiator.

South Facing Rear Garden /

Sun patio to immediate rear and rear of property, laid to lawn area, mature planting, secure fence boundaries, side gate providing front access, water tap.

Front Garden /

Parking available for vehicles, sun patio, EV charging point, access to detached garage.

Detached Garage /

Electric roller door.





We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

