



7 The Westerings, Hockley, Essex, SS5 4NX

Four Bedroom Detached Home / Guide Price: £625,000 - £650,000 / Tel: 01702 207720

amos



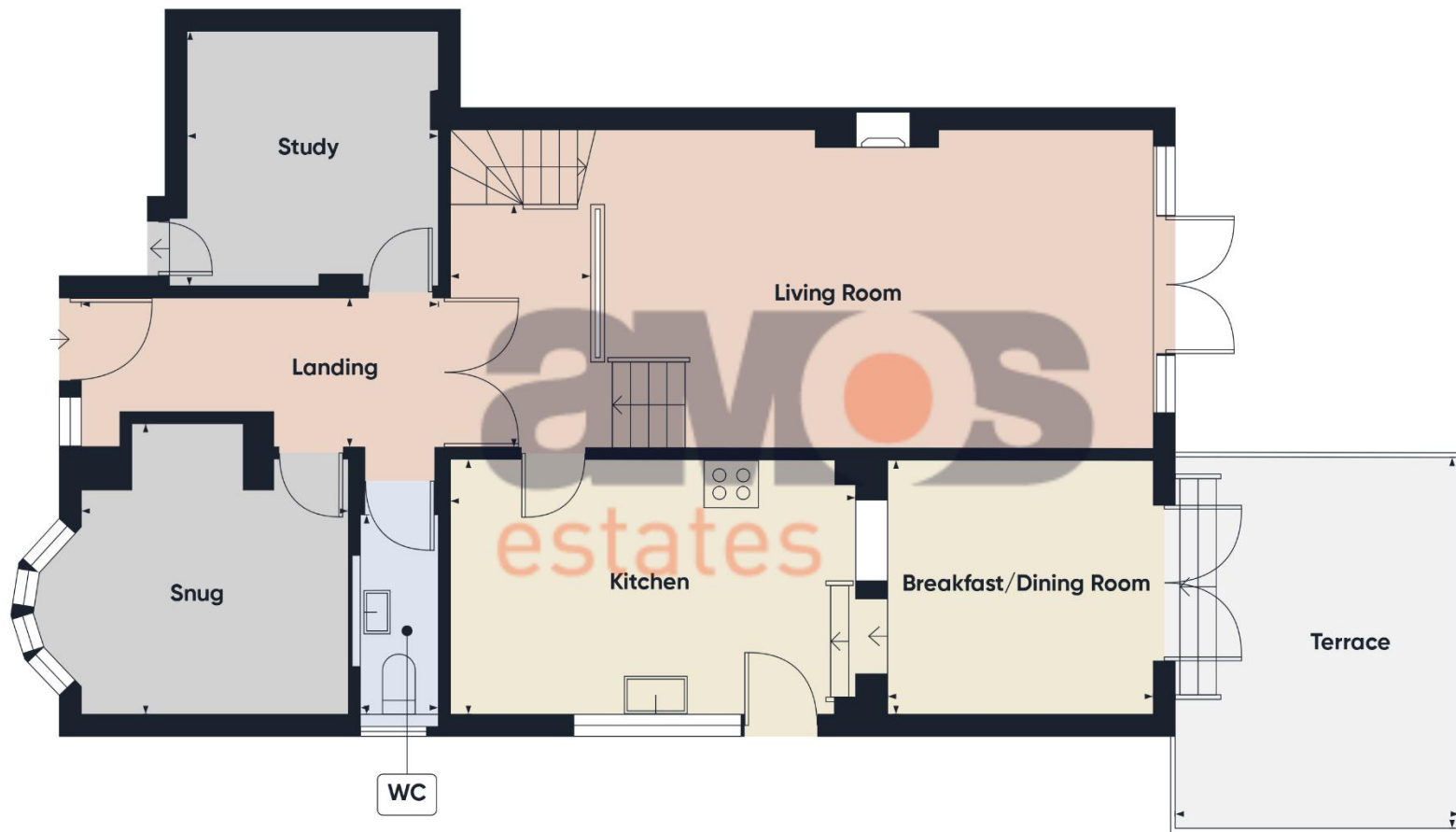


Step inside this lovely **four-bedroom** detached house, offering stylish and versatile accommodation throughout. Upon entering, doors lead to the main living spaces, including a comfortable snug, ground floor cloakroom and home study, all positioned towards the front of the property. Double doors then open into a further reception area, with steps leading down into the main living room. The fitted kitchen is also accessed from this reception area, with steps leading down to the adjoining dining/breakfast area, creating a well-connected layout for everyday living. Upstairs, the property benefits from a split-level landing, providing access to four good-sized bedrooms and a modern four-piece family bathroom. Outside, the rear garden is a good size and features a combination of decking, lawn and shingle areas, with a useful outbuilding positioned to the rear. The front garden provides off-road parking and access to the garage.

Location wise, the property is close to great Schools like The Westerings, woodland walks, the Village shops at Hockley & Hawkwell and the train station with fast, direct access to London. We have produced **a 360' virtual tour** for you to watch, don't delay in making an appointment to view.

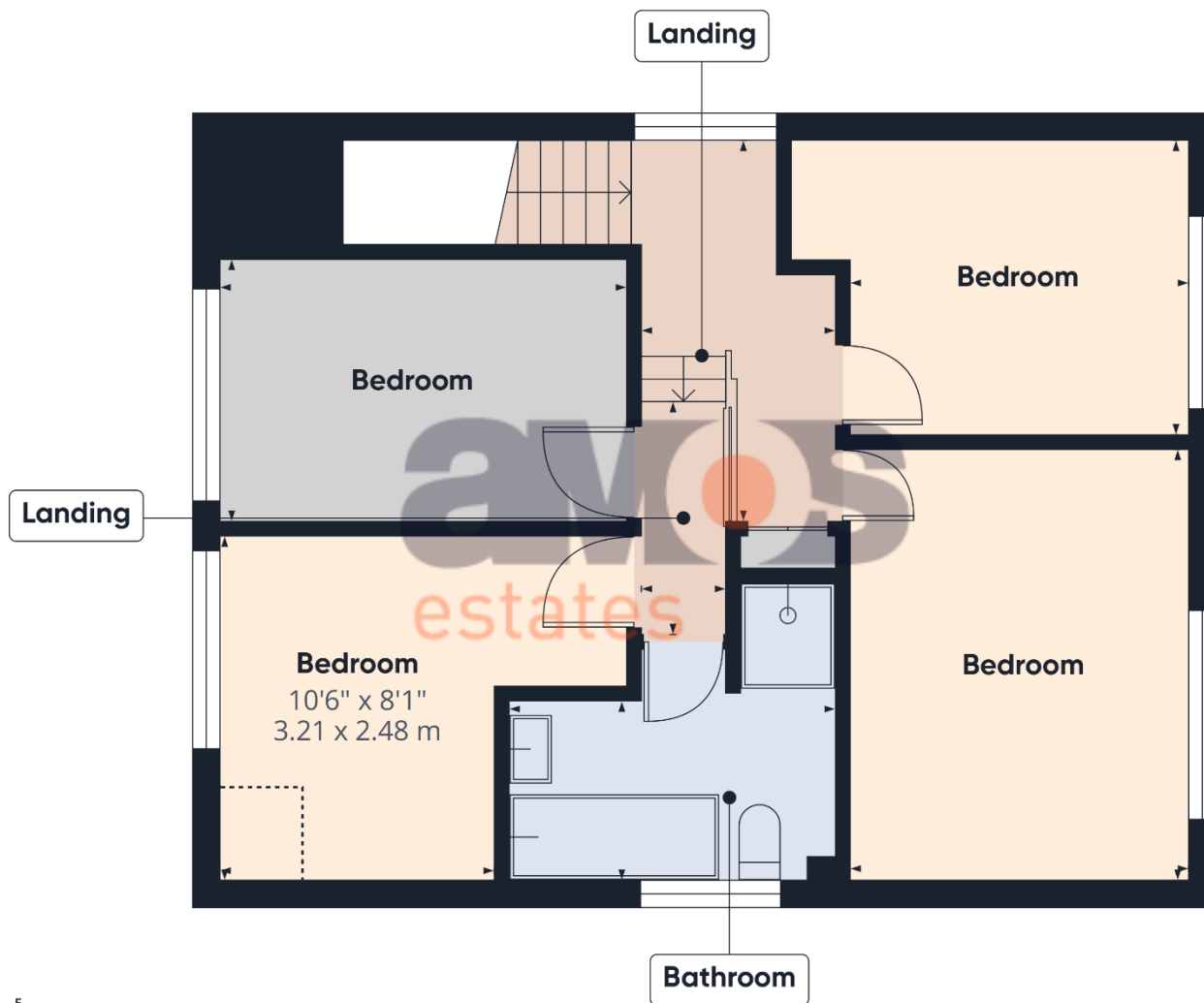
Find us on





Ground Floor





First Floor

**A space to
call home.**



Highlights

- / Four Bedroom Detached House
- / Three Reception Rooms Including Snug & Home Study
- / Open-Plan Kitchen & Breakfast Area
- / Underfloor heating throughout
- / Ground Floor Cloakroom
- / Modern Four-Piece Bathroom With Jacuzzi Bath
- / Well-sized bedrooms
- / Good sized rear garden
- / Excellent location!
- / Close to village shops, schools and woodland walks
- / EPC Rating: D
- / Council Tax Band: E
- / 360' Virtual Tour



Composite entrance door leading to:

Entrance Hall /

13'5 x 5'3

Double glazed window to front aspect, plastered ceiling with spotlights, wood effect floor covering, under floor heating, power points, doors leading off:

Ground Floor Cloakroom /

7'5 x 2'9

Two piece suite comprising low level w/c with dual flush, vanity unit with sink top and mixer tap, double glazed window to side aspect, plastered ceiling with spotlights, wood effect floor covering, underfloor heating.

Snug Room /

10'10 x 9'9

Double glazed bay window to front aspect, plastered ceiling, wood effect floor covering, underfloor heating, power points.

Home Study /

9'6 x 9'0

Double glazed door providing access to the rear garden, plastered ceiling with spotlights, wood effect floor covering, under floor heating, loft access, power points.

Double doors to:

Reception Area /

Staircase to first floor living accommodation with fitted carpet and wood balustrade, plastered ceiling with spotlights, wood effect floor covering, steps down to living room with wood balustrade, under floor heating, power points, door to kitchen.





Living Room /

20'0 x 12'0

Double glazed windows to rear aspect and double glazed French doors to rear garden, plastered ceiling with spotlights, wood effect floor covering, under floor heating, feature fireplace with log burner, power points.

Kitchen /

14'7 x 9'0

Fitted at both eye and base level with a range of shaker style white units with granite working surface over, space for appliances such as fridge/freezer and range style cooker with integrated extractor fan above, integrated dishwasher and washing machine, inset sink unit with hot tap and integrated drainer, double glazed windows to side aspect and double glazed door providing side access, plastered ceiling with spotlights, wood effect tiled flooring, underfloor heating, power points, step down to:

Breakfast/Dining Area /

9'8 x 9'6

Double glazed French doors to rear garden, plastered ceiling with spotlights, wood effect tiled flooring, underfloor heating, space for dining/breakfast table, power points.

Split Level Landing /

11'10 x 5'6

Double glazed window to side aspect, plastered ceiling with spotlights, fitted carpet, wood balustrade, loft access, full height cupboard, power points, doors leading off:

Bedroom One /

12'7 x 9'11

Double glazed window to rear aspect, wood effect flooring, plastered ceiling with spotlights, radiator, power points.





Bedroom Two /

10'6 x 8'1

Double glazed window to front aspect, plastered ceiling with spotlights, wood effect floor covering, radiator, power points.

Bedroom Three /

9'10 x 8'8

Double glazed window to rear aspect, plastered ceiling with spotlights, wood effect floor covering, radiator, power points.

Bedroom Four /

11'10 x 7'3

Double glazed window to front aspect, plastered ceiling with spotlights, wood effect floor covering, radiator, power points.

Bathroom /

9'4 x 5'6

Four piece suite comprising integrated jacuzzi bath with mixer tap, safety glass cubicle with fitted shower unit, pedestal hand wash basin with mixer tap, low level w/c, double glazed window to side aspect, plastered ceiling with spotlights, tiled flooring and part tiled walls, two chrome heated towel rails, extractor fan.

Rear Garden /

Sun decking to immediate rear of property with step down to laid to lawn area, further steps down to shingle area at rear of property with wooden shed and outbuilding with power, gas and water. Secure fence boundaries, mature planting.

Front Garden /

Block paved driveway providing parking for vehicles, laid to lawn area, secure boundaries either side, access to garage.





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.

Some images have been digitally enhanced and/or virtually staged using AI technology for illustrative purposes. Buyers should rely on physical inspections and the property particulars.

