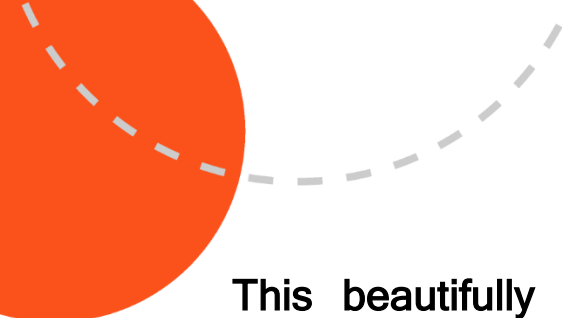




1 Westminster Drive, Hockley, Essex, SS5 4XD

Three-Bedroom Detached House / Price: £475,000 / Tel: 01702 207720





This beautifully presented **three-bedroom** detached house offers stylish and versatile accommodation throughout. The ground floor comprises a comfortable living room and a modern open-plan kitchen, featuring a central island and plenty of space for everyday living. The kitchen opens through to a bright sunroom, providing a dedicated dining area with access to the rear garden. A skylight helps to create a light and airy feel within this additional living space. To complete this floor is a w/c. Upstairs, there are three bedrooms served by a modern four-piece family bathroom. Outside, the wrap-around rear garden is arranged with a combination of shingle, patio and decking areas, providing a variety of spaces for seating and outdoor entertaining. The converted garage is accessed from the garden and offers useful additional space, currently providing a home office/work area. To the front, there is off-road parking along with access to the garage.

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

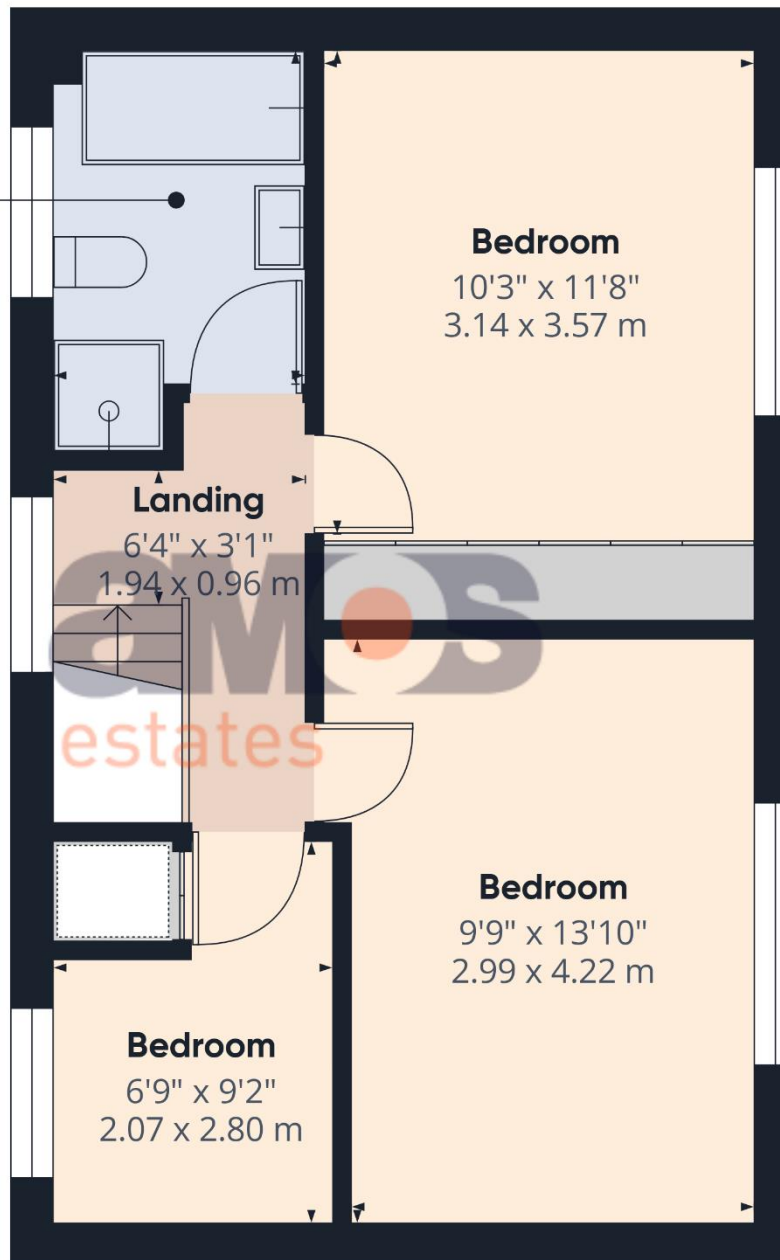


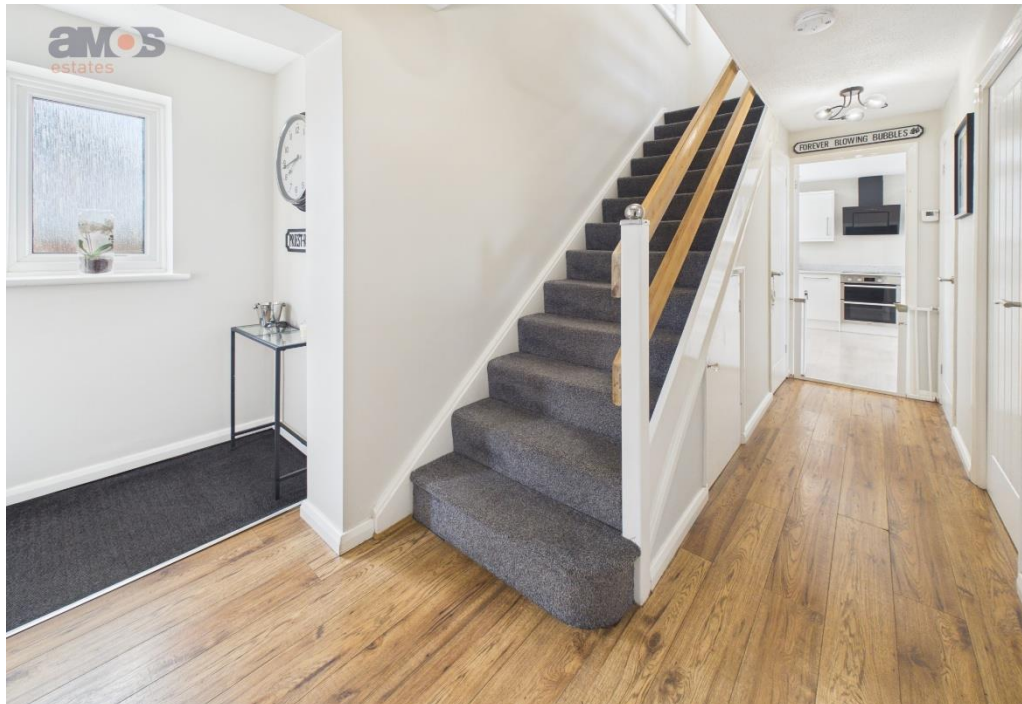


Ground Floor Building 1

**A space to
call home.**

Bathroom
6'2" x 8'0"
1.89 x 2.45 m





Property Information

- / Beautifully presented three-bedroom detached house
- / Ground Floor Cloakroom
- / Modern open-plan kitchen with feature island
- / Bright sunroom with beautiful skylight
- / Bi-fold doors opening onto the rear garden
- / Modern four-piece family bathroom
- / Wrap-around rear garden with patio and decking areas
- / Converted garage providing useful home office/workspace
- / Block-paved driveway and garage
- / Close to Hockley Woods, village shops and eateries
- / Council Tax Band: D
- / Approx 1030 Sq. Ft in Size
- / 360' Virtual Tour Available

Entrance Hall /

16'8 x 10'4

Double glazed window to front aspect, plastered ceiling, wood effect floor covering, staircase to first floor living accommodation with fitted carpet, understairs storage cupboard and further storage cupboard, radiator, power points.

Ground Floor Cloakroom /

5'0 x 2'8

Two piece suite comprising low level w/c, vanity unit with sink top, double glazed window to front aspect, textured ceiling, tiled flooring and tiled walls, vertical radiator.

Living Room /

13'10 x 10'7

Double glazed window to rear aspect, textured and coved ceiling, wood effect floor covering, radiator, power points.

Kitchen /

16'9 x 10'11

Fitted at both eye and base level in a range of white gloss units with working surface over, integrated appliances such as double oven, electric hob with extractor fan above, wine cooler, dishwasher and sink unit with mixer tap and drainer. Space for appliances such as American style fridge/freezer and washing machine, feature 'island' with seating for three stalls, double glazed window to front aspect, smooth plastered ceiling with spotlights, wood effect floor covering, wall mounted vertical radiator, power points, open access to:

Sunroom /

11'5 x 9'6

Double glazed windows to front and side aspect, double glazed bi-fold doors providing access to rear garden and beautiful skylight, spotlights, tiled flooring, space for dining table, radiator, power points.





Landing /

6'4 x 3'1

Double glazed window to front aspect, textured ceiling, fitted carpet, loft access, power points, doors leading off:

Bedroom One /

13'10 x 9'9

Double glazed window, textured ceiling, fitted carpet, radiator, power points.

Bedroom Two /

11'8 x 10'3

Double glazed window to rear aspect, textured and coved ceiling, fitted carpet, built in mirrored sliding wardrobes, radiator, power points.

Bedroom Three /

10'3 x 9'11

Double glazed window to front aspect, smooth plastered ceiling, fitted carpet, radiator, power points.

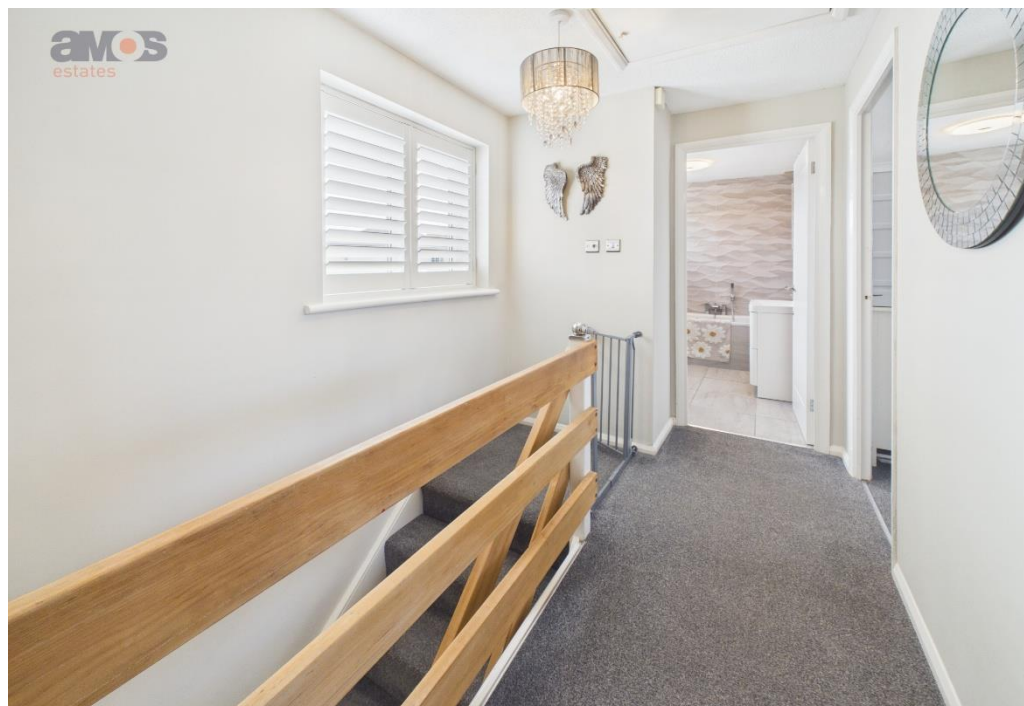
Bathroom /

8'0 x 6'2

Four piece suite comprising integrated bath with mixer tap and handheld shower attachment, safety glass cubicle with fitted shower unit, vanity unit with sink top and mixer tap, low level w/c, double glazed window to front aspect, plastered ceiling, tiled flooring and tiled walls, extractor fan, chrome heated towel rail.

Rear Garden /

Wrap around garden featuring shingle, sun patio and sun decking areas perfect for seating, secure boundaries, mature planting, access to converted garage.





Home Office / Workspace /

7'9 x 7'2

Double glazed door to enter, plastered ceiling, herringbone effect flooring, power points.

Front Garden /

Block paved driveway providing parking for vehicles, access to garage.

Garage /

9'0 x 8'6

Up and over door.

EPC Rating /

Current: Pending

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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).

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.



