

KINGSMANS FARM ROAD, HOCKLEY, ESSEX, SS5  
OFFERS IN EXCESS OF **£350,000 FREEHOLD**

## FANTASTIC FAMILY HOME IN CENTRAL LOCATION - NO ONWARD CHAIN

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#### DESCRIPTION:

Winkworth is delighted to offer for sale this charming semi-detached house, boasting three bedrooms and an array of appealing features.

Situated in a sought-after location this property offers a convenient and accessible lifestyle.

As you step inside, you'll immediately notice the bright and airy ambiance that permeates throughout the well-maintained interior. A new boiler has just been installed as well as the cooker being recently replaced along with the fitted carpets.

The property comprises a spacious living area, perfect for entertaining guests or simply enjoying quality time with family. The kitchen is thoughtfully designed and provides ample storage space for all your culinary needs. Upstairs, you'll find three generously sized bedrooms, offering a comfortable retreat for every family member.

Outside, a well-maintained garden provides an ideal space to unwind and relax, while off-street parking ensures convenience for the residents.

This purpose-built home is a true gem, combining affordability with quality living. Don't miss out on the chance to make this property your new home. Contact us now to arrange a viewing and secure this delightful residence.

Lounge 13'6 x 13'8

Double glazed window to front aspect, wood effect flooring, power points, TV points, radiator, pendant light fitting.

Kitchen 13'8 x 11'0

Double glazed window to rear aspect, French doors leading to the Conservatory, tiled flooring, radiator, pendant light fitting.

Fitted with a range of wall and floor mounted cupboards and drawers, oven and hob, inset sink with mixer tap, space for appliances.

Conservatory 11' x 8'

French doors leading to rear garden, laminate flooring power points.

Master Bedroom 10'6 x 9

Double glazed window to front aspect, fitted carpets, radiator, power points,

pendant light fitting, fitted wardrobes, further storage cupboard.

Bedroom Two 9'6 x 7

Double glazed window to rear aspect, fitted carpets, radiator, power points, pendant light fitting,

Bedroom Three 7' x 7

Double glazed window to rear aspect, fitted carpets, radiator, power points, pendant light fitting.

Bathroom

Obscure double-glazed window to side aspect, fully tiled walls, tiled flooring, pendant light fitting, three-piece bathroom suite comprising of bath with shower over, low level WC, vanity sink unit with storage over.

Externally

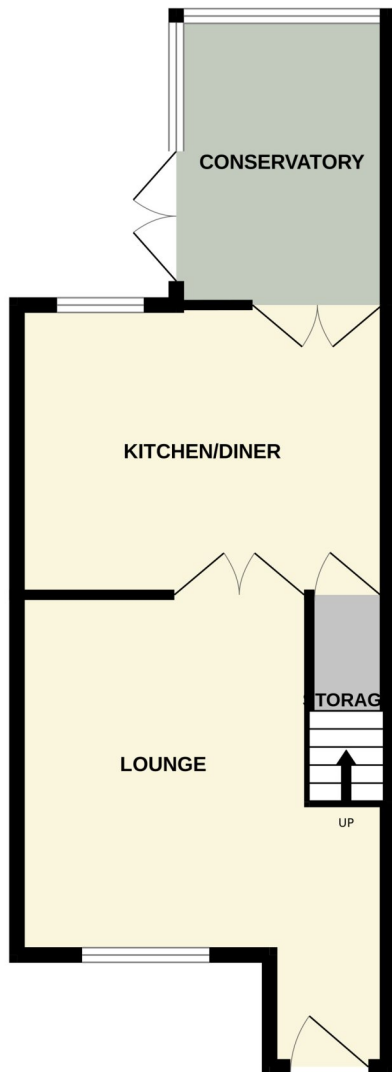
Driveway for two cars, leading to up and over garage.

Rear garden commencing with paved patio leading to established garden mainly laid to lawn.

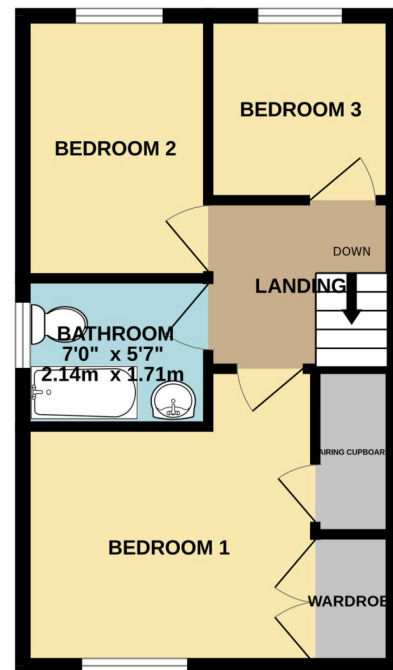




GROUND FLOOR



1ST FLOOR



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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**Tenure:** Freehold  
**Term:** Expires -  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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