

## Rectory Road, Hockley, SS5 4LA



Guide Price:  
£500,000 - £535,000

Situated on an impressive corner plot is this spacious four bedroom detached chalet with large lounge, modern fitted kitchen, ground floor bathroom plus four piece bathroom to first floor, rear and side garden, detached garage and ample off street parking.  
No onward chain. Viewing advised. Our Ref: 18408.



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Entrance door to entrance porch.

#### **ENTRANCE PORCH**

Double glazed window to side aspect. Door to entrance hall.

#### **ENTRANCE HALL**

Storage cupboard.

#### **LOUNGE 17' 2" x 11' 1" (5.23m x 3.38m)**

Double glazed window to front aspect. Fireplace. Radiator.



#### **KITCHEN 21' x 6' 10" (6.4m x 2.08m)**

Double glazed window to front aspect. Door to side aspect. A modern fitted kitchen comprising base and eye level units incorporating roll edge work surface with an inset sink drainer unit. Built in waist and eye level double oven. Inset induction hob with extractor hood above. Space and plumbing for appliances. Space for dining table and chairs.



#### **GROUND FLOOR BATHROOM**

Obscure double glazed window to side aspect. A three piece suite comprising bath with shower above, wash hand basin and low level wc. Storage cupboard. Tiled walls. Tiled flooring.



#### **GROUND FLOOR BEDROOM FOUR 11' 2" x 9' 1" (3.4m x 2.77m)**

Double glazed patio doors providing access to rear garden. Radiator.





**DINING ROOM 12' 6" x 11' 1" (3.81m x 3.38m)**

Double glazed French doors to side aspect. Radiator. Stairs to first floor accommodation.



**BEDROOM TWO 12' 1" x 9' 6" max (3.68m x 2.9m)**

Double glazed window to rear aspect. Radiator.



**BEDROOM THREE 9' 3" x 9' 2" (2.82m x 2.79m)**

Double glazed window to rear aspect. Radiator.



**FIRST FLOOR LANDING**

Double glazed window over stairs.

**BEDROOM ONE 12' 7" x 12' 4" (3.84m x 3.76m)**

Double glazed window to side aspect. Radiator. Fitted wardrobes to one wall.



**FAMILY BATHROOM**

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath, corner shower with sliding glass doors, wash hand basin and low level wc. Tiled walls. Radiator.



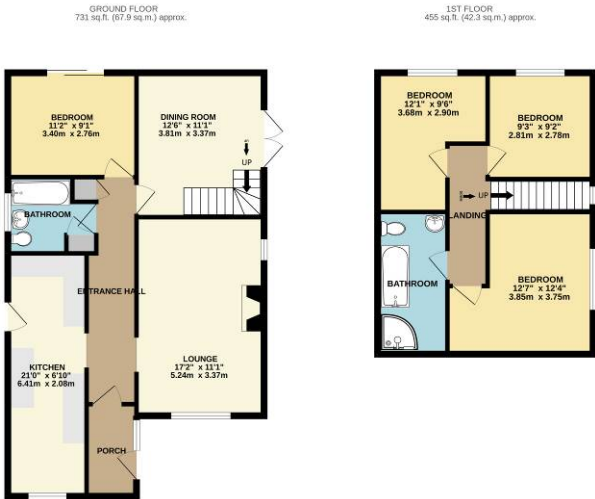




### EXTERIOR.

The **REAR GARDEN** laid to lawn with established flowers, shrubs and trees. Extending to the side of the property. Two decking areas. Patio with space for table and chairs. Door to garage. **DETACHED GARAGE** with up and over door.

The **FRONT** has block paved driveway providing off street parking for several vehicles leading to garage.



TOTAL FLOOR AREA: 1186 sq. ft. (110.2 sq. m.) approx.

Measurements shown are based on the accuracy of the original measurements. Measurements are taken to the internal face of the walls. All measurements are approximate and should not be used as a basis for any legal proceedings. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The agent, its agents and its employees accept no liability for any errors or omissions. Measurements are taken to the internal face of the walls. All measurements are approximate and should not be used as a basis for any legal proceedings. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The agent, its agents and its employees accept no liability for any errors or omissions.



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