



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: [benfleet@countrysideestates.co.uk](mailto:benfleet@countrysideestates.co.uk)

[www.countrysideestates.co.uk](http://www.countrysideestates.co.uk)



## 17 Hampstead Gardens, Hockley, Essex, SS5 5HN Guide Price £525,000 Freehold

GUIDE PRICE £525,000 - £550,000 A SPACIOUS 4/5 BEDROOM DETACHED FAMILY HOME positioned in a quite cul-de-sac. Offering a large front to back open plan lounge and dining room with sliding patio doors leading onto the garden, a separate kitchen breakfast room, fully fitted wall and base units, breakfast bar all with granite worktops and integrated appliances. Ground floor cloakroom/w.c plus a reception room/fifth bedroom. To the first floor, an impressive master bedroom with range of fitted wardrobes and en-suite bathroom. Three further bedrooms plus a study. Externally, the property boasts a well maintained west backing rear garden with patio area and lawn, side access one of which leading to a small courtyard adjoining the detached garage. Low maintenance block paved driveway to front providing ample off street parking in addition to the detached double garage.

Situated within a short walk of Hockley rail station for London Liverpool Street, along with Hockley Village and both Greensward Academy Secondary and Plumberrow Primary Academy nearby.

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## Accommodation

Upvc double glazed entrance door leading to:

## Entrance Porch

Upvc double glazed windows with integrated screen-line blinds, carpet, radiator. Door leading to:

## Entrance Hall



Coved ceiling, carpet, stairs leading to first floor accommodation, radiator and power points. Oak doors leading to:

## OPEN PLAN Lounge and Dining Room 32'11 x 15'3 (10.03m x 4.65m)

### Lounge Area



Upvc double glazed box bay window with integrated screen-line blinds to front aspect, coved ceiling, carpet, radiator, TV and power points. Open to:



### Dining Area



Triple pane Upvc double glazed sliding patio doors with integrated screen-line blinds leading to rear garden, coved ceiling, carpet, radiator and power points. Oak part glazed door leading through to:

### Kitchen 14'1 x 12'0 (4.29m x 3.66m)



Double glazed window to rear aspect and side door, coved ceiling with inset spotlights, tiled flooring, immaculate fitted range of wall and base units with contrasting granite worktops, plus breakfast island and under cabinet lighting. Stainless steel sink with mixer tap, tiled splash backs. Integrated NEFF hob

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and extractor fan over, double fronted oven and fridge freezer. Space for dishwasher and washing machine. Under cabinet DVD/Television, radiator and power points.



### Ground Floor Cloakroom

Double glazed obscure window to side aspect, vanity style wash hand basin, close coupled w.c, half tiled walls, carpet.

### Reception Room/Bedroom Five 11'0 x 6'11 (3.35m x 2.11m)

Double glazed window to front aspect, carpet, radiator, TV and power points.

### Landing



Carpet, airing cupboard, access to loft via hatch, power points. Doors leading to:

### Bedroom One 16'4 x 12'0 (4.98m x 3.66m)



Double glazed window to rear aspect, coved ceiling, carpet, range of modern wardrobes and bedroom furniture, radiator, TV and power points. Door leading to:



### En-Suite

Double glazed obscure window to rear aspect, fully tiled walls, carpet, paneled bath with shower over, pedestal wash hand basin, concealed w.c, radiator/heated towel rail, electric shaver point.

### Bedroom Two 13'10 x 11'11 (4.22m x 3.63m)



Double glazed window to front aspect, carpet, radiator, TV and power points.

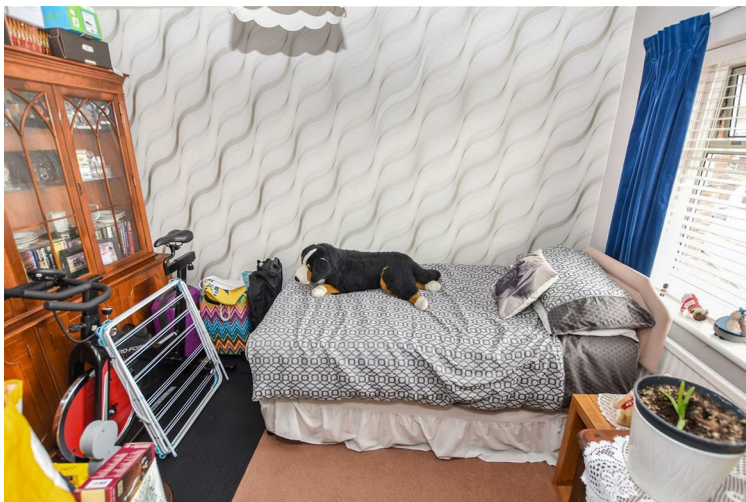
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## Bedroom Three 11'0 x 7'2 (3.35m x 2.18m)



Double glazed window to front aspect, carpet, radiator, TV and power points. Doorway through to Study.

## Study 11'0 x 6'11 (3.35m x 2.11m)



Double glazed window to front aspect, carpet, radiator and power points. (currently used as a bedroom but accessed via bedroom three)

## Bedroom Four 10'0 x 9'6 (3.05m x 2.90m)



Double glazed window to rear aspect, carpet, radiator, TV and power points. (Currently used as a study)

## Shower Room



Double glazed obscure window to side aspect, tiled flooring, fully tiled walls, modern shower room comprising of a large corner shower cubicle with glass doors, vanity unit with inset wash hand basin and cupboards/drawers, concealed w.c, chrome heated towel rail.

## Rear Garden



Well maintained west backing rear garden commencing with patio/outside dining area with electric self closing canopy, remainder mostly laid to lawn bordered with established shrubs and flower beds, fenced boundaries, side access to each side, with one leading to small courtyard to front of property next to the detached garage.



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## Front Garden

Low maintenance block paved drive providing off street parking for two vehicles, in addition to:

## Detached Double Garage 17'6 x 16'7 (5.33m x 5.05m)

Electric space saving roller garage door, lighting and power points.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





Ground Floor  
 Approximate Floor Area  
 825.16 sq. ft  
 (76.66 sq. m)



First Floor  
 Approximate Floor Area  
 748.19 sq. ft  
 (69.51 sq. m)



These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.