



**88 Main Road
Hockley, Essex SS5 4RF
£850,000**

- Super Character Home With Many Original Features
- Spacious Reception Hall
- 2 Reception Rooms
- 3 Double Bedrooms
- 2 Bathrooms & Cloakroom
- Extensive Parking & Garage
- 125 Stunning Garden
- No Onward Chain
- Easy Walk To Shops Schools & Station
- Close To Hockley Woods



**12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF**

**Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk**

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



**** A UNIQUE DETACHED CHARACTER HOME WITH A STUNNING 125' REAR GARDEN ****

St George Homes are please to invite you to visit the extended family home retaining many original features.

The property is set well back from the road and approach by a sweeping shingled drive, providing extensive parking, a welcoming reception hall, provides access to the delightful lounge & dining room with a kitchen/breakfast room & cloakroom,

To the first floor, with three double bedrooms with the master bedroom having a secret ensuite shower room and a modern family bathroom.

Outside the property is a superb secluded 125' rear garden with a summer house & established evergreen shrubs and hot tub.

There is also a detached garage with adjacent sauna room, offering a fantastic and unusual additional feature.

ACCOMMODATION

RECEPTION ROOM

A most welcoming hall with many original feature including lead lte stained glass windows to front & side elevations, stained wood flooring, stairs to first floor with storage below, coving, dado rail, radiator, power points,

CLOAKROOM

UPVC double glazed window to side, white suite comprising low level wc, vanity unit with storage below & circular bowl sink, part paneled walls, coving,

LOUNGE 15' x 13'9 (4.57m x 4.19m)

Double glazed French doors with side windows to the rear garden with stained glass lead lite windows to side, feature open fireplace with marble hearth & inset, stained wood flooring, onate ceiling & coving, wall light points, radiator, power & TV points,

DINING ROOM 14'2 x 11'8 (4.32m x 3.56m)

Original lead lite stained glass bay window to front & side, picture rail, wall lights, radiator, power points,

KITCHEN/BREAFAST ROOM 19'8 x 13'3 max (5.99m x 4.04m max)

French doors and windows to rear & further windows to both side elevations, fitted with a cream range of Shaker eye level & base level units with farmhouse style display cabinets & shelving, rolled edge worktops, stainless steel sink drainer, & gas hob, double oven, splash back tiling, plumbing for washing machine & dishwasher, complimentary tiled floor, radiator, power & Tv points,

FIRST FLOOR LANDING

Fitted shelving & storage cupboard,

BEDROOM 1 13' x 11'3 (3.96m x 3.43m)

UPVC double glazed windows to rear & side, fitted wardrobes, radiator, power points,

EN-SUITE SHOWER ROOM

UPVC double glazed window to side, modern white suite comprising, glazed shower cubicle, low level wc, wash hand basin set on granite pedestal, radiator/heated towel rail, tiled floor, part paneled walls, spot lighting, wall light, shaver point,

BEROOM 2 13'3 x 11'9 (4.04m x 3.58m)

UPVC double glazed window to rear and side elevations, fitted wardrobes to one wall, radiator, power points, picture rail,

BEDOOM 3 12'5 x 11'9 (3.78m x 3.58m)

Original lead lite window to front & side, fitted cupboard, radiator, power points, picture rail,

BATHROOM

UPVC double glazed window to side, white suite comprising, paneled bath, separate shower, low level wc, wall mounted wash hand basin, splash back tiling & fitted mirror, spot lighting, airing cupboard

OUTSIDE

REAR GARDEN 125' (38.10m)

A secluded oasis garden with decked & paved patio leading to extensive lawns and evergreen shrub beds & borders, summer house with further decking & hottub, lighting & power points, access to side drive

FRONT GARDEN

The property is set well back from the road with established shrub borders, sweeping gravel drive providing extensive parking and access to the garage

DETACHED GARAGE 16'5 x 8' (5.00m x 2.44m)

Double opening doors to front & further side door, lighting & power points, to the rear of the garage is the sauna room,

SAUNA ROOM 8'2 X 7'2

Cedar sauna with heater & fitted seating, separate shower, power points & lighting