



Brown & Brand



Woodstock Crescent
, Hockley, SS5 4XG

- Freehold news style 1 bedroom house
- Quiet turning close to shops, bus routes and train station
- Parking for two cars
- Modern Kitchen & shower room

£270,000





Property Description

Tucked away in a quiet turning close to local shops, bus routes, and a mainline railway station, this delightful one-bedroom mews-style house is perfect for first-time buyers or those seeking a low-maintenance freehold property. The home benefits from its own private entrance, leading to a welcoming hallway and staircase to the first floor. The modern kitchen offers space for all essential appliances, while the attractive lounge/diner features French doors opening onto a private rear garden-ideal for relaxing or entertaining. Upstairs, the landing provides a generous walk-in storage cupboard/wardrobe, alongside a spacious master bedroom and a sleek three-piece shower room. Additional highlights include gas central heating, double glazing, and an independent driveway with parking for two vehicles.

With its combination of modern living, outdoor space, and excellent transport links, this property makes a superb first step onto the property ladder.





ACCOMMODATION

Approached by panelled entrance door with frosted led light glass insert & matching side panel giving access through to

ENTRANCE HALL

Wood effect flooring. Radiator. Wall mounted switches. Coved and artexed ceiling. Access to stairs to 1st floor landing with fitted carpet and spindle balustrade. Thermostat control. Doors to other rooms.



KITCHEN

7' 1" x 5' 7" (2.16m x 1.7m) Fitted in a range of modern kitchen cupboards to ground and eyelevel with contrasting worktops over. Inset stainless steel single drainer sink with mixer tap. Space for freestanding cooker. Space for fridge and separate freezer. Space and plumbing for washing machine. Tiled splashback. Wood effect flooring. Double glazed window to rear.



LOUNGE/DINER

14' 4" x 12' 1" (4.37m x 3.68m) Wood effect flooring. Radiator. Coved and artexed ceiling. Double glazed patio doors to rear. Access to under stairs storage.

FIRST FLOOR LANDING

Carpet. Access to loft. Large walk-in storage cupboard/wardrobe. Doors to all rooms.

SHOWER ROOM

Fitted in a white three-piece suite comprising WC wash handbasin and self-contained shower cubicle with plumbed in shower. Tiling to all walls. Cushion flooring. Stainless steel towel rail/radiator. Coved ceiling. Double glazed obscure window to rear.

BEDROOM

13' x 8' 7" (3.96m x 2.62m) Carpet. Radiator. Double glazed window to rear. Built-in double door wardrobe. Built-in storage cupboard.





REAR GARDEN

Private rear garden which is secluded. laid lawn with mature hedge and shrub boards. Privacy fencing. Paved patio and terrace. Wooden shed. Gated site access.

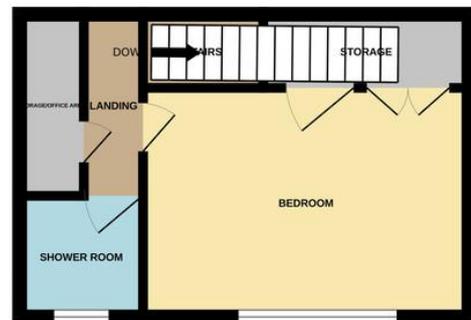
PARKING

Via independent driveway providing parking for two vehicles.

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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Energy performance certificate (EPC)

13 Woodstock Crescent HOLEY SS0 4JG	C	Valid until: 9 September 2035
		Certificate number: 7735-4421-3500-0862-4292

Property type: End-terrace house
Total floor area: 43 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	78	
55-68	D		
39-54	E		
21-38	F		
1-20	G		