



## Bullwood Approach

Hockley

- TWO DOUBLE BEDROOMS
- MODERN FITTED WET ROOM
- PRIVATE ROAD LOCATION
- CLOSE TO HOCKLEY WOODS



## Guide Price £500,000

Such a deceiving and spacious two double bedroom detached bungalow in an enviable quiet location yet within easy reach of Rayleigh, Hockley and Hockley Woods with the Bull Inn pub just up the road. Far bigger than it appears which only a viewing will reveal.







#### AGENTS NOTES

Rarely do properties in this exclusive road come to the market and as a bungalow this one is not only very large but is well presented throughout. It is very deceiving from the appearance and offers a fantastic lounge and kitchen to the rear overlooking and having access to the private secluded garden.

There are two double bedrooms as well as a beautifully fitted wet room. Gas central heating and double glazing as well as cavity wall insulation.

Bullwood Approach is a quiet hidden away road yet perfect to get to the historic Town of Rayleigh and the Station, with Hockley Town Centre and Station an equal distance away.

Hockley woods and the Bull Inn local pub are within easy walking distance.

We have no hesitation encouraging applicants to view this one internally.



## HALLWAY

## LIVING ROOM

18' 2" x 12' 0" (5.54m x 3.66m)

## KITCHEN

13' 8" x 8' 3" (4.17m x 2.51m)

## WET ROOM

## BEDROOM

15' X 10'9" (4.57m x 3.28m)



## BEDROOM

11' 6" x 8' 6" (3.51m x 2.59m)

## GARAGE

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.





### Ground Floor

Approx. 82.3 sq. metres



Total area: approx. 82.3 sq. metres

Regulated by RICS

t. 01268 774316  
More than an estate agent  
[www.hairandson.co.uk](http://www.hairandson.co.uk)

Residential Sales  
6 High Street  
Rayleigh  
Essex SS6 7EF

