

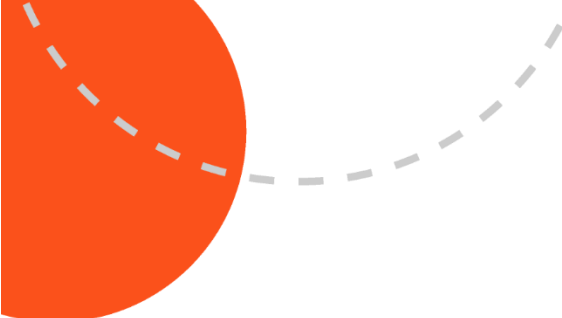


7 Branksome Avenue, Hockley, Essex, SS5 5PF

Five Bedroom Semi Detached House / Guide Price: £575,000 to £595,000 / t. 01702 207720





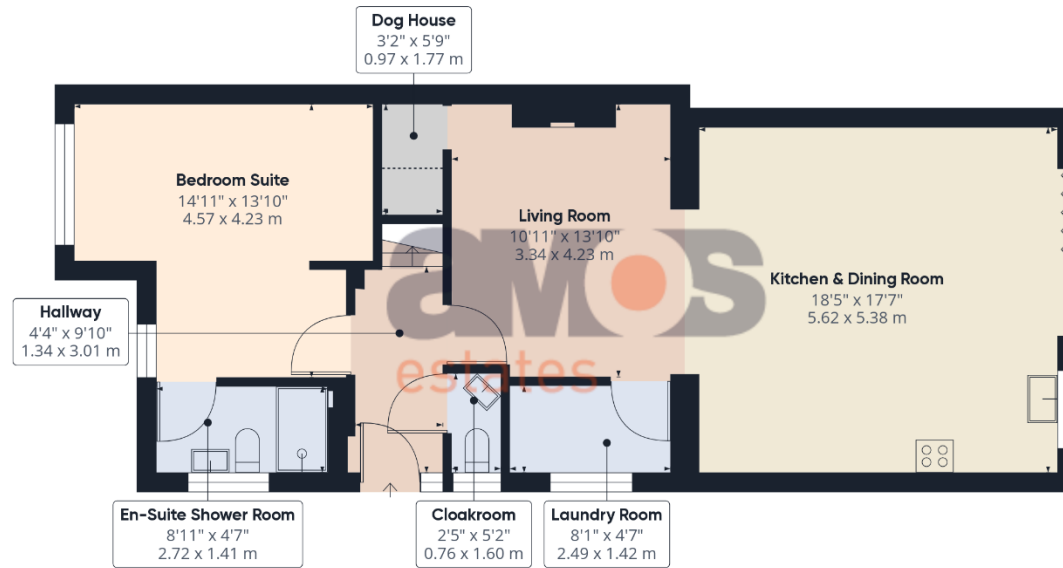


Walk through the front door straight into the pages of a glossy magazine and admire this stunning family residence which delivers open plan, stylish living space with some quirky features including a secret home for your dog, you will love it! The showstopper on the ground floor is the open plan kitchen and dining room with its roof lantern, feature 'island unit' to sit around and bifold doors overlooking the garden, the cosy lounge is perfect for those winter nights, in addition to the high specification kitchen you get a laundry room and a useful cloakroom. A fabulous **bedroom suite with shower room** completes the ground floor rooms. Upstairs you will find **four more bedrooms** and a family bathroom. The long rear garden is landscaped and perfect for entertaining with large patio areas and an aluminium garden sunshade/covered area then to the front is block paved parking for vehicles.

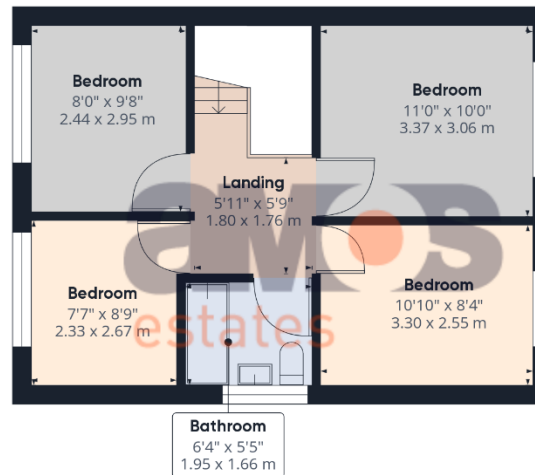
Location wise the house is perfect for families with nearby wooded areas, a short walk down to the train station and the Village shops plus easy access to both Plumberow and Greensward Schools. We have produced a **360' virtual tour** for the property to show you how spectacular the property is, take a quick look and book and immediate appointment to visit in person.

Find us on





Ground Floor



Floor 1

**A space to
call home.**



Highlights

- / Outstanding Family Home
- / Gorgeous Open Plan Kitchen & Dining Room
- / High Specification Kitchen Units
- / Laundry Room and Ground Floor Cloakroom
- / Well Decorated Lounge
- / Ground Floor Bedroom Suite with Shower Room
- / Four more Bedrooms Upstairs
- / Family Bathroom
- / Landscaped Garden with Lawn
- / Plenty of Parking
- / EPC Rating: D

Composite entrance door with brushed steel handle leading to:

Entrance Hall /

9'10 x 4'4

Double glazed strip window to front aspect, wood floor covering, radiator, plastered ceiling, power points, staircase to first floor with fitted carpet, wall mounted heating control, wood doors leading to rooms.

Living Room /

13'10 x 10'11

Fitted carpet, plastered ceiling, bespoke LED lit wall mounted display cabinets, power points, radiator, concealed dog home (you will love it) and square archway providing open plan access to:

Open Plan Kitchen and Dining Room /

18'5 x 17'7

Sumptuously fitted at both eye an base level in range of stylish kitchen units with granite style work surface over, sink unit with mixer tap, integrated appliances include a double oven, dishwasher, fridge and freezer and extractor fan, feature 'island' unit with space for bar stools, tiled work areas, LED underlit cupboard lights, wood floor covering, double glazed roof lantern, double glazed bi-fold doors leading onto the sun patio and overlooking the rear garden, double glazed window to rear aspect, power points, plastered ceiling with inset spotlighting, radiator.



amos
estates



Ground Floor Cloakroom /

5'2 x 2'5

Modern white suite comprising of toilet and corner vanity unit sink top and mixer tap, tiled wall areas and tiled floor, plastered ceiling with inset spotlighting, double glazed window.

Laundry Room /

8'1 x 4'7

Fitted range of units with marble effect square edge work surface over, appliance space for washing machine and dishwasher, tiled wall areas, double glazed window to side aspect, radiator, wood effect floor, plastered ceiling, power points.

Ground Floor Bedroom Suite /

14'11 x 13'10

Two double glazed windows to side aspect, fitted carpet, radiator, power points, plastered ceiling with spotlighting, access to:

En-Suite Shower Room /

5'9 x 3'2

Modern white suite comprising of vanity unit with sink top and mixer tap, dual flush toilet and oversize shower cubicle with wall mounted safety glazed panel and integrated shower unit with rain cloud shower, double glazed window, high gloss tiled walls and floor, plastered ceiling with inset spotlights.









Galleried Landing /

Staircase from ground floor, glass panel balustrade, plastered ceiling with spotlighting and access to loft, wood doors leading to rooms.

Bedroom One /

11'0 x 10'0

Double glazed window to front aspect, radiator, fitted carpet, power points, plastered ceiling.

Bedroom Two /

10'10 x 8'4

Double glazed window to rear aspect, wood floor covering, power points, plastered ceiling, radiator.

Bedroom Three /

9'8 x 8'0

Double glazed window to rear aspect, radiator, floor covering, power points, plastered ceiling.

Bedroom Four /

8'9 x 7'7

Double glazed window to rear aspect, fitted carpet, radiator, power points, plastered ceiling.



Bathroom /

6'4 x 5'5

White suite comprising of toilet with dual flush, vanity unit with sink top and mixer tap and bath with wall mounted screen, mixer tap and handheld shower attachment, tiled walls and floor, wall mounted towel radiator, double glazed window, plastered ceiling with spotlighting.

Front Garden /

Block paved driveway providing plenty of parking, wrought iron boundary fence, EV point, garden lighting, wide sideways providing access to the front door and rear garden.

Rear Garden /

Large sun patio with fitted aluminium garden structure, lawn area, secure fenced boundaries, garden path and raised planting areas, garden shed and additional patio at the far end of the garden, access to front via wooden gate.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





