

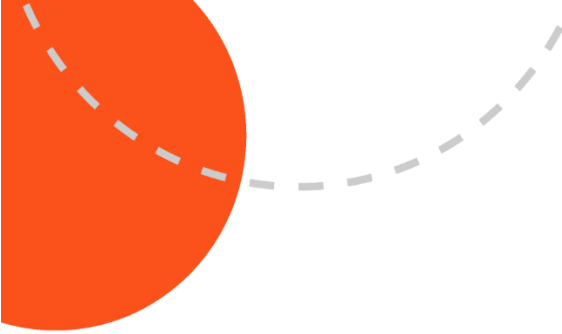


45 Marylands Avenue, Hockley, Essex, SS5 5AH

Three Bedroom Semi Detached House / **Guide Price:** £375,000 - £400,000 / **Tel:** 01702 207720



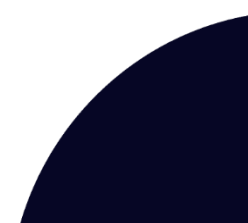
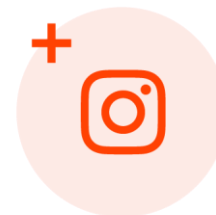




This **three-bedroom** semi-detached home is offered with no onward chain and provides an excellent opportunity for buyers to put their own stamp on a well-located property. A welcoming entrance hall leads openly into a bright kitchen with garden access, making it ideal for everyday living and entertaining. The spacious lounge flows into a conservatory, providing an additional reception area with access to the rear garden. Upstairs, the property offers three bedrooms, a family bathroom, and a separate cloakroom WC, ideal for growing families. The rear garden is well maintained with mature planting, creating a peaceful outdoor space, and also offers access to the garage. The rear garden also backs onto Marylands Woods offering a natural backdrop whilst the front garden includes off-street parking.

Location wise, it is just perfect for families being close to schools at Greensward and Plumberow, trains with fast, direct access to London and the Village shops and eateries. The property is also perfectly positioned for peaceful walks around Marylands Woods.

Find us on





TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

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.  
Made with Metropix ©2025

**A space to  
call home.**



## Property Information

- / Semi-Detached House
- / Three Bedrooms
- / Two Reception Rooms
- / Cloakroom & Family Bathroom
- / Driveway & Garage
- / EPC Rating: D
- / Council Tax Band: C
- / No Onward Chain

Entrance Door to:

### **Entrance Hall /**

**13'0 x 6'3**

Double glazed strip windows to front aspect, plastered ceiling, wood effect floor covering, staircase to first floor living accommodation with fitted carpet and wood balustrade, understairs storage cupboard, radiator, power points, doors leading off:

### **Living Room /**

**25'2 x 11'2**

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, feature fireplace, two radiators, power points, door leading to:

### **Conservatory /**

**10'2 x 7'4**

Double glazed windows to rear and side aspect, double glazed French doors to rear garden, fitted wall lights, power points.

### **Kitchen /**

**10'9 x 8'3**

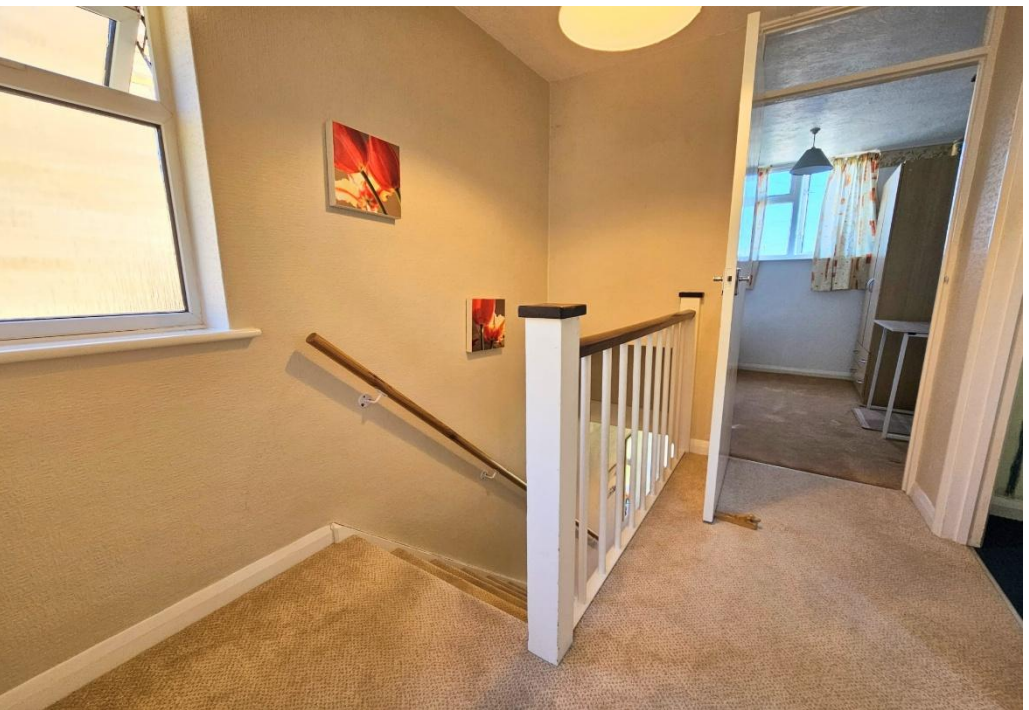
Fitted a both eye and base level in a range of units with wood roll working surface over, space for cooker, space for fridge/freezer, stainless steel sink unit with mixer tap and drainer, double glazed windows to rear aspect, double glazed door to rear garden, plastered and coved ceiling, wood effect floor covering, part tiled walls, radiator, power points.

### **Galleried Landing /**

**8'2 x 6'6**

Double glazed window to side aspect, plastered ceiling, fitted carpet, wood balustrade, doors leading off:





### **Bedroom One /**

**12'9 x 9'5**

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

### **Bedroom Two /**

**11'2 x 10'2**

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

### **Bedroom Three /**

**9'3 x 8'0**

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

### **Cloakroom /**

**8'2 x 2'7**

Double glazed window to side aspect, plastered ceiling, low level w/c, wood effect floor covering.

### **Bathroom /**

**5'6 x 4'8**

Two-piece suite comprising of integrated bath with mixer tap and fitted shower unit with safety glass shield, pedestal wash hand basin with mixer tap, double glazed window to rear aspect, plastered ceiling, wood effect floor covering, part tiled walls, radiator.

### **Rear Garden /**

Sun patio to immediate rear of property followed by remaining laid to lawn, mature planting and shrubs, secure fence boundaries, double glazed door to garage.





### **Garage /**

Up and over door, power and light fitted.

### **Front Garden /**

Paved driveway providing parking for vehicles, laid to lawn area, access to garage.

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.

