



43 Broad Walk, Hockley, Essex, SS5 5DF

Three Bedroom Semi-Detached Home / Price: £400,000 / Tel: 01702 207720

amos







Situated in the sought-after Broadlands Development, this well-presented **three-bedroom** semi-detached home offers generous living space with a flowing layout, ideal for modern family life. Upon entering through the welcoming porch, you're greeted by a bright entrance hall area that leads into a spacious living room featuring a large bay window. The living room flows seamlessly into the dining area, which in turn opens into a further sitting area, perfect as a second lounge, playroom, or home office. The fitted kitchen provides direct access to the rear garden, while a modern wetroom completes the ground floor. Upstairs, the property offers three bedrooms and a four-piece family bathroom. The rear garden is of a good size and provides access to the detached garage. To the front, a block-paved driveway offers off-road parking for vehicles. This is a fantastic opportunity to purchase a family home in a popular and well-connected location.

Location wise, the house is perfectly located for great schools, the Village shops and eateries and of course the train station with fast, direct access to London. We have produced a **360' tour** so you can take a virtual tour around the property but this property is sure to generate huge interest so don't delay in making an appointment to visit in person.

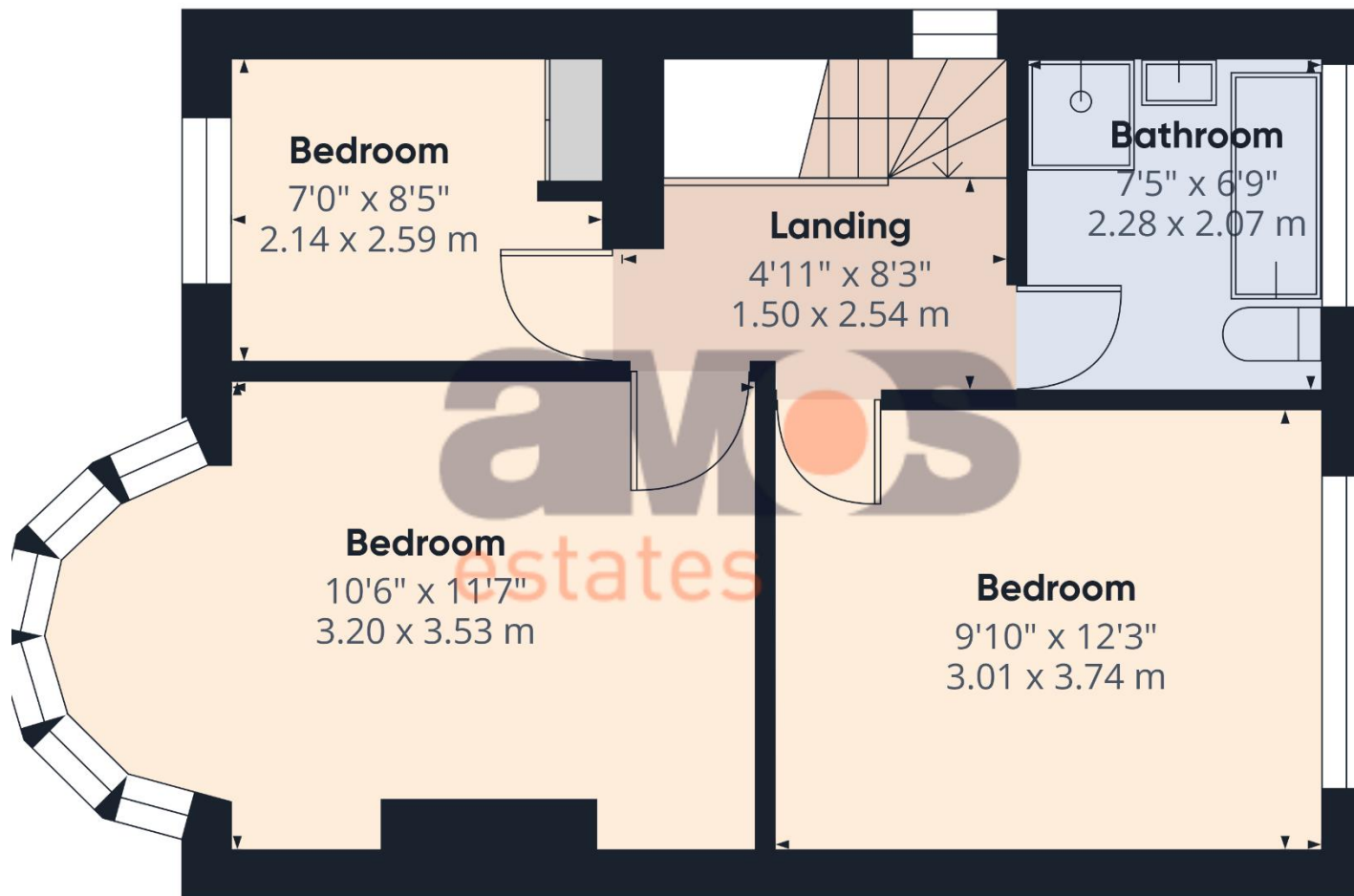
Find us on





Ground Floor

**A space to  
call home.**



First Floor



## Property Information

- / Semi-Detached Home
- / Three Bedrooms
- / Three Reception Rooms
- / Wet Room & Four Piece Bathroom
- / Driveway & Garage
- / EPC Rating: Pending
- / Council Tax Band: D
- / 982 Approx Sq. Ft in Size
- / 360' Virtual Tour Available
- / Short Walk to Hockley Village Shops & Hockley Train Station.



Entrance door leading to:

### **Entrance Porch /**

**7'0 x 4'3**

Double glazed windows to front aspect, plastered ceiling, floor covering, entrance door to:

### **Entrance Hall Area /**

Wood floor covering, plastered and coved ceiling, staircase to first floor living accommodation with fitted carpet and wood balustrade, power points, open access to:

### **Living Room /**

**17'9 x 9'10**

Double glazed bay window to front aspect, plastered and coved ceiling, wood effect floor covering, radiator, power points, open access to dining room:

### **Dining Room /**

**12'3 x 10'6**

Plastered and coved ceiling, wood effect floor covering, radiator, power points, open access to:

### **Sun Room /**

**9'8 x 6'4**

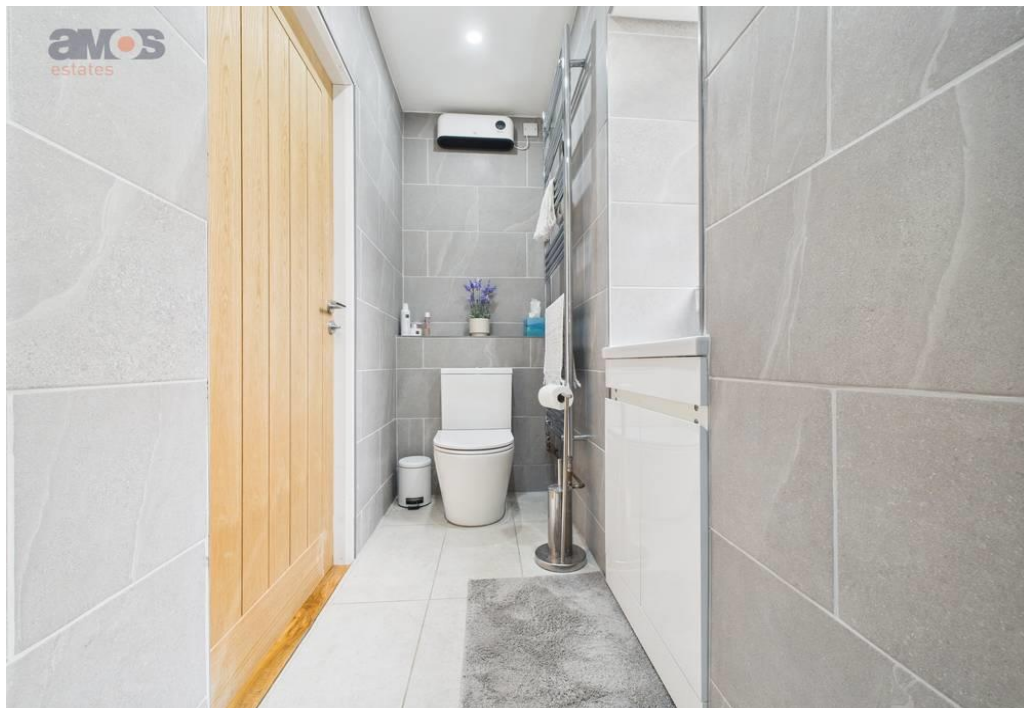
Double glazed French doors to rear garden, wood effect floor covering, plastered ceiling with integrated spotlights, electric radiator, power points, door leading to:

### **Ground Floor Wet Room /**

**9'4 x 2'11**

Two piece suite comprising of low vanity unit with sink top and mixer tap, low level w/c, smooth plastered ceiling with integrated spotlights, tiled flooring and tiled walls, chrome heated towel radiator.







## **Kitchen /** **12'3 x 6'9**

Fitted at both eye and base level in a range of white units with working surface over, space for cooker with integrated extractor fan, space for dishwasher, stainless steel sink with mixer taps and drainer, double glazed window to rear aspect and double-glazed door to rear garden, tiled flooring and part tiled walls, storage cupboard, radiator, power points.

## **Galleried Landing /** **8'3 x 4'11**

Double glazed window to side aspect, plastered ceiling, loft access, wood balustrade, doors leading off:

## **Bedroom One /** **11'7 x 10'6**

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

## **Bedroom Two /** **12'3 x 9'10**

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

## **Bedroom Three /** **8'5 x 7'0**

Double glazed window to, plastered and coved ceiling, fitted carpet, radiator, power points.

## **Family Bathroom /** **7'5 x 6'9**

Four-piece suite comprising of integrated bath with mixer tap and hand held shower attachment, safety glass cubicle with fitted shower unit, pedestal hand wash basin with separate taps, low level w/c, double glazed window to, plastered ceiling, floor covering,









### Rear Garden /

Sun patio to immediate rear and rear of property, laid to lawn area, secure fence boundaries, mature planting, side gate to side of property, access to the garage.

### Garage /

Up and over door.

### Front Garden /

Block paved driveway providing parking for vehicles, access to garage via side of property.



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.



