




17 Broad Parade, Hockley, Essex, SS5 5DA

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





This **three-bedroom** semi-detached home is situated on the popular Broadlands development and offers well-balanced accommodation throughout. Upon entering, doors lead to the main living spaces, including a spacious living/dining area featuring a large bay window and access to the conservatory, creating an ideal space for both relaxing and entertaining. The fitted kitchen provides ample space for appliances and offers direct access to the rear garden. Upstairs, the property comprises three well-proportioned bedrooms and a three-piece family bathroom. The rear garden is of a good size and benefits from access to a detached garage, which includes a workshop to the rear. To the front, the garden provides further access to the garage. The property also offers excellent potential for personalisation, making it an ideal home for buyers looking to put their own stamp on a property. **No Onward Chain!**

Location wise, the house is literally 'around the corner' from the Village train station with fast, direct access to London, shops and eateries and terrific schools at Greensward and Plumberow. A perfect property to fully experience Village life. We have produced a **360' virtual tour** to give you a taster but would recommend an immediate appointment to view in person.

Find us on

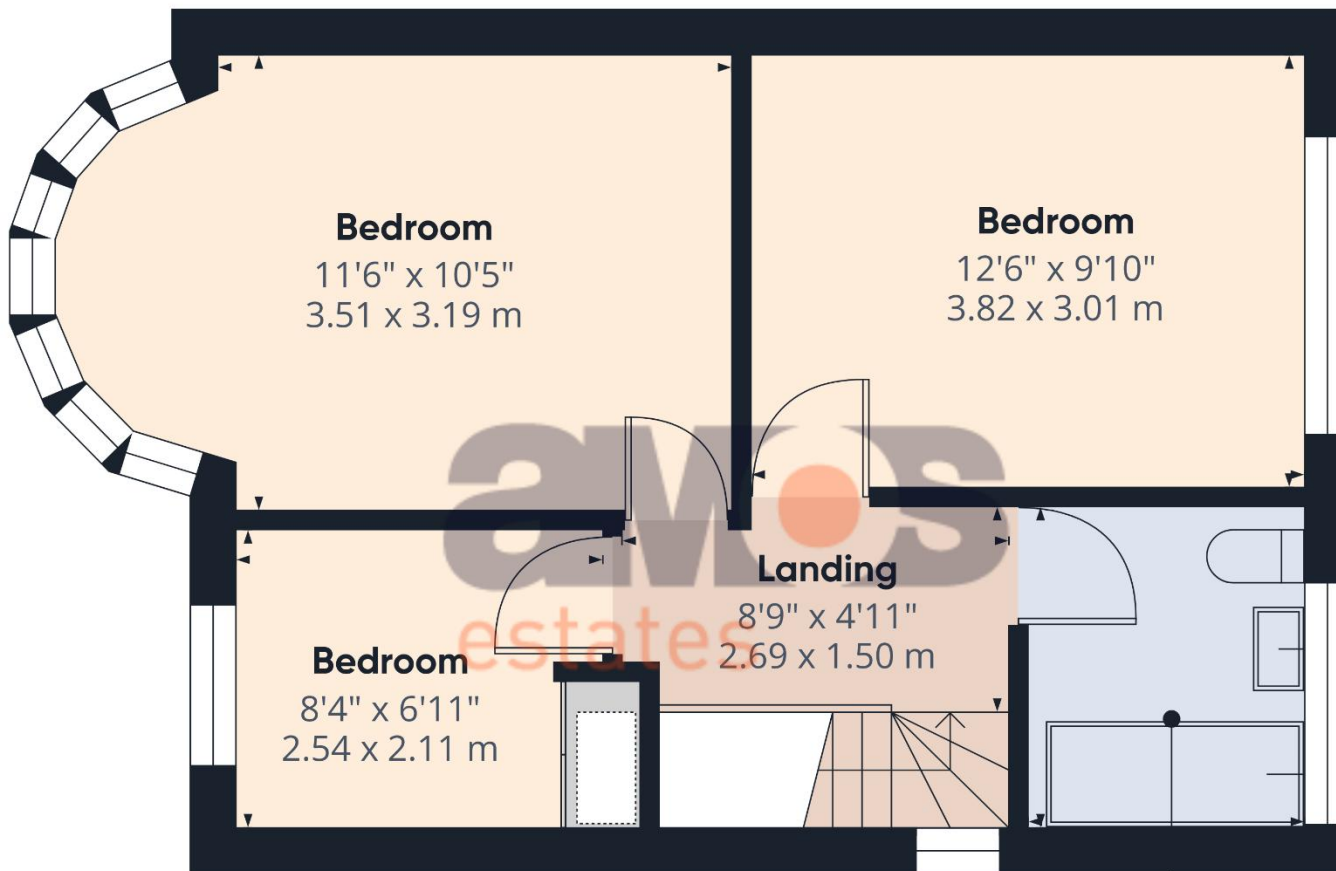




Ground Floor Building 1



**A space to
call home.**





Property Information

- / Semi-Detached Home
- / Three Bedrooms
- / Spacious living/dining room with bay window
- / Conservatory with access to the rear garden
- / Fitted kitchen with space for appliance
- / Three-piece family bathroom
- / Rear garden of a good size with patio, lawn, and decked areas
- / Detached garage with power, lighting, and workshop
- / Excellent potential for personalisation
- / Short Walk to Hockley Village Shops & Hockley Train Station.
- / Situated on the popular Broadlands development
- / No Onward Chain!
- / Council Tax Band: D
- / EPC Rating: Pending
- / 360' Virtual Tour Available

Entrance door leading to:

Entrance Hall /

13'3 x 6'10

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

Kitchen /

9'3 x 6'11

Fitted at both eye and base level in a range of white units with working surface over, space for appliances such as fridge/freezer and washing machine, integrated double oven and four ring gas hob with extractor fan above, 1.5 sink unit with mixer tap and drainer, double glazed window to rear aspect and double glazed door to rear garden, plastered ceiling, wood effect floor covering, part tiled walls, power points.

Living/Dining Area /

27'10 x 10'7

Double glazed bay window to front aspect, plastered and coved ceiling, fitted carpet, fitted wall lights, space for dining table, two radiators, power points, double glazed sliding doors to conservatory.

Conservatory /

9'5 x 9'1

Double glazed windows to rear and side aspect, double glazed patio doors to rear garden, wood effect floor covering, electric radiator.





Galleried Landing /

8'9 x 4'11

Double glazed window to side aspect, plastered ceiling, fitted carpet, loft access, radiator, doors leading off:

Bedroom One /

11'6 x 10'5

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

Bedroom Two /

12'6 x 9'10

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

Bedroom Three /

8'4 x 6'11

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

Bathroom /

7'4 x 6'5

Three piece suite comprising of integrated bath with separate taps and fitted electric shower unit, vanity unit with sink top and separate taps, low level w/c, double glazed window to rear aspect, plastered and coved ceiling, tiled flooring and part tiled walls, radiator.

Rear Garden /

Sun patio to immediate rear of property with access to detached garage, large laid to lawn area, sun decked area, access to workshop, secure fence boundaries, water tap, double gates providing side access.







Detached Garage /

17'7 x 10'4

Up and over door, power and light fitted, workshop to the rear (measuring 10'3 x 9'8).

Front Garden /

Paved driveway providing parking for vehicles, access to rear garden.



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.