



Bear Estate Agents are honoured to bring to the market this truly unique four bedroom detached property offering a wealth of space externally and internally.

Designed by the current owners over 50 years ago to create an unique family home with an incredible architectural design.

This gorgeous home further benefits from private gardens, double garage and plenty of parking and four/five double bedrooms through-out. This property has been built by the current owners and has been meticulously maintained over the years. This rare opportunity to purchase allows the new owners a true slice of privacy in the center of Hockley providing walking distance to all local amenities, plenty of parking, good outdoor space and living to one level. This property was built with family in mind and therefor would make an excellent family dwelling. Seeing is believing, a must view.

- A True One Off Home - ARCHITECTUALLY One of a kind
- Private Setting Designed by the current owners 55 years ago.
- Large Wrap Around Garden
- Kitchen/Breakfast/Diner
- Double Garage
- Four Or Five Bedrooms & Two Main Bathrooms
- Un-overlooked Plot
- Open Plan Reception Rooms
- UNDER FLOOR Heating & with INSULATION
- ROOF Replaced approx 4 years ago - FULLY GUARANTEED and INSULATED

Branksome Avenue

Hockley

£675,000

Offers In Excess Of



Branksome Avenue



Frontage

This unique property is approached by a independent 100 ft driveway with multiple parking spaces, access to a large rear garden, side courtyard, double garage, front entrance. This frontage is owned by this property.

Entrance Hall / Lobby

14'11 x 7'0

Panelled ceilings, lighting, double glazed door onto the rear patio, storage area, heavy duty carpet throughout, power points, space for white goods if necessary, partial underfloor heating.

Lounge/Sitting Room

32'10 x 12'10

Double glazed windows to both side aspects, double glazed french doors with electric sunblind's onto the rear patio, carpet throughout, plenty of power points, panelled ceilings with inset directional spotlights, feature brick wall separating the lounge/dining area to the sitting room, open arch leading into the kitchen, this room has under floor heating throughout.

Kitchen

9'11 x 9'11

Kitchen comprises a range of dark grey top and white base units with a rolled top work surface, two bespoke floor to ceiling built in storage cupboards, one has space for white goods and extra storage and one houses the water tank, quarry tiles throughout with under floor heating, plenty of power points, built in microwave, electric hob with extractor fan above, tiled splashbacks, composite dual sink with two lever taps, double glazed window to the side, built in dishwasher, fridge, opening onto the dining area, panelled ceilings, inset spotlights, dividing curtain between.

Secondary Hallway

19'6 x 4'2

This leads you into the rear living quarters, windows to the roof providing a bright and airy feel throughout, access to two main bathrooms, guest w/c, bedrooms, double garage, courtyard. This secondary hallway has lighting, floor to ceiling cupboards, aluminium door leading to the rear courtyard, under floor heating.

First Main Bathroom

6'2 x 5'6

Fully tiled walls throughout, panelled ceilings with inset spotlights, custom built mirrored storage, shaver points, wall mounted vanity unit with mixer tap sink and storage, wall mounted heated towel rail, panelled bath, window to ceiling, underfloor heating.

Guest W/C

5'8 x 2'10

Fully tiled walls around, underfloor heating, panelled ceilings with inset spotlights, window to ceiling, wall mounted sink and mirror.

Bedroom Four

9'7 x 9'7

Double glazed windows to the side, underfloor heating, panelled ceilings, underfloor heating, carpet throughout, plenty of power points, potential for built in storage.

Bedroom Three

9'7 x 9'7

Double glazed windows to the side, double glazed windows to the rear overlooking the courtyard, panelled ceilings with central ceiling light, carpeting and underfloor heating, potential for more built in storage, plenty of power points.

Second Main Bathroom

6'2 x 5'8

Panelled ceilings with window to the roof, underfloor heating, fully tiled walls around, bespoke recess mirror storage, bidet, dual flush w/c, wall mounted sink with mixer tap, heated towel rail, large corner shower.

Bedroom Two

9'6 x 9'2

Large double glazed window to the side aspect, panelled ceilings, Flotex flooring throughout, plenty of power points, potential for built in storage.

Master Suite Reception Room

13'8 x 11'11

Entered via its own reception room, floor to ceiling double glazed windows to the side courtyard garden, ceilings, feature wall lights, floor to ceiling double glazed window to the side aspect, plenty of power points, av points, carpeting throughout and underfloor heating, brick wall to the side, open archway with a dividing curtain to the master bedroom.

Master Suite Bedroom

13'7 x 12'0

Master bedroom has bespoke floor to ceiling storage, carpet throughout with underfloor heating, double glazed floor to ceiling sliding doors to the court yard as well, there is a dressing area and potential for more storage

Side Courtyard

Paved throughout, wooden shed to remain, access to the main rear garden, mature shrubs to the side providing privacy, courtesy door leading into the double garage, side gate to the first parking area, courtyard is west facing.

Rear Garden

120'0 x 60'0

Rear garden is south facing, a large hard standing patio to the rear, large row of hedges around providing a screen of privacy throughout, mature shrubs to the side, feature pond, outside lighting, outside water, unoverlooked, access to both sideways, access to main entrance hall, access to double garage.

Garage

19'2 x 17'3

Up and over double door, concrete floors throughout, power, windows to the rear, recess storage area.

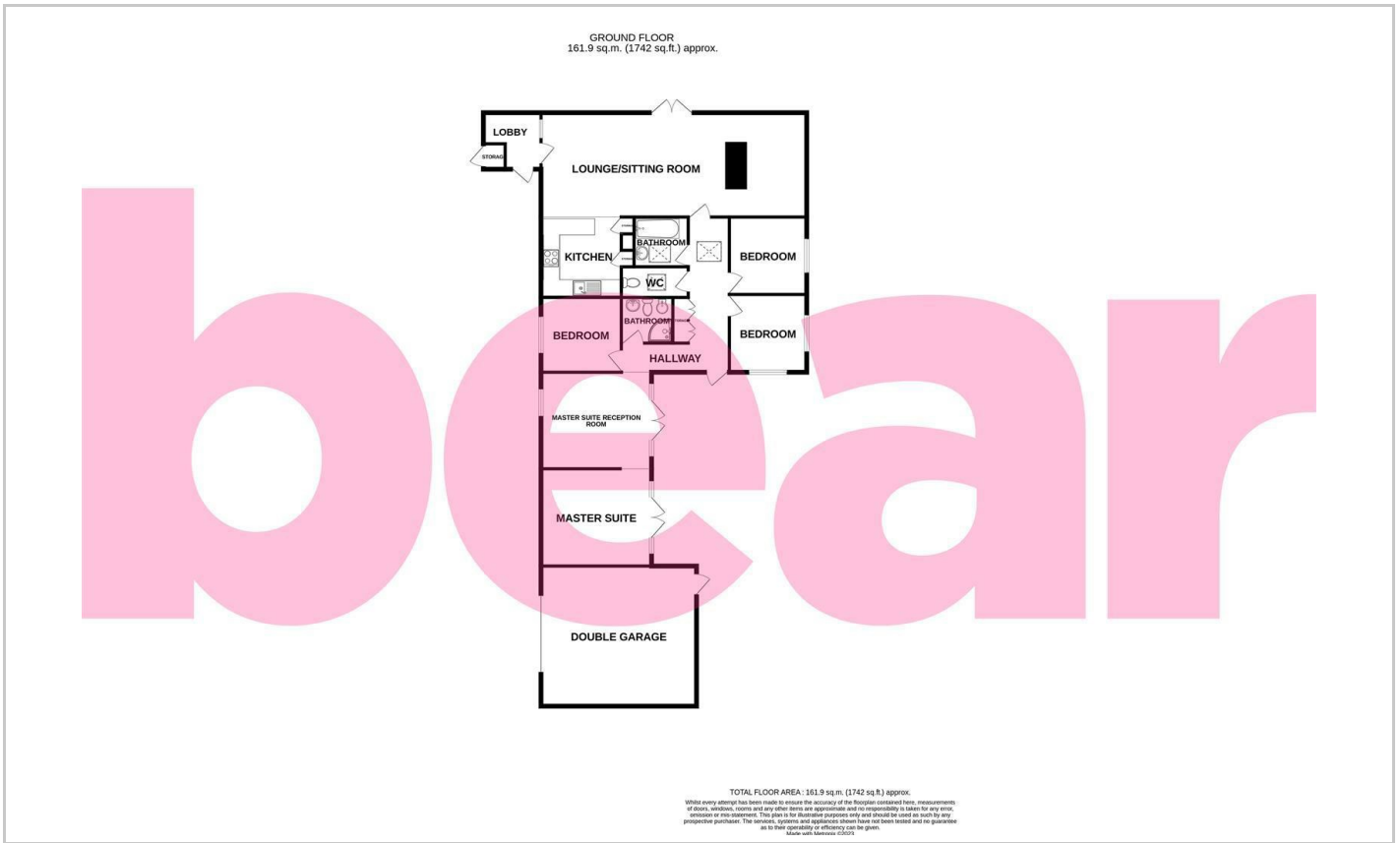
Agents Note

Council Tax : E

EPC : ORDERED.



Floor Plan



Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

