



Mapledene Avenue | Hullbridge | Hockley | SS5 6JB

Price Guide £340,000

**bear**  
*Estate Agents*



**Mapledene Avenue  
| Hullbridge  
Hockley | SS5 6JB**

\* Guide Price £340,000 - £360,000 \* Bear Estate Agents are pleased to bring to the market this pristine versatile one/two bedroom semi-detached bungalow. Mapledene Avenue offers a short walk to all local shops and the ever popular River Crouch. Internally there is an open plan kitchen/breakfast room, main bathroom, dining room/bedroom two, large lounge, south facing garden, outbuilding and garage. A must view.

- Versatile Bungalow
- Un-overlooked Rear Garden
- Multiple Parking Spaces
- Moments from River Crouch
- Detached Garage
- No Onward Chain
- Large Garden Room
- Walking Distance To Local Shops
- Quiet Location
- Double Width Side Access

**Reception Room**

Coved to ceiling edge, access to loft space, wall mounted radiator, plenty of power points and wooden flooring through out.

**Lounge**

14'11" x 10'7" (4.57 x 3.23)

Double glazed window facing the rear aspect, feature fireplace, wooden flooring through out and a wall radiator.







### **Kitchen/Breakfast Room**

12'4" x 9'1" (3.78 x 2.79 )

Double glazed window facing the front aspect, door to the side aspect, fitted range on eye level and base level units, wooden worktops, inset sink and drainer board. Four ring gas cooker with extractor fan above, room for washing machine, tiled flooring through out and cupboard housing the boiler.

### **Bedroom One**

11'3" x 10'7" (3.45 x 3.25)

Double glazed window facing the front aspect, fitted wardrobes, wooden flooring through out, wall mounted radiator and plenty of power points.

### **Bedroom Two**

11'3" x 9'1" (3.43 x 2.77 )

Double glazed windows facing the rear aspect, double glazed French doors to rear garden, fitted wardrobes, wooden flooring through out, wall mounted radiator and plenty of power points.



### **Bathroom**

Double glazed window facing the side aspect, white suite comprising low level wall mounted WC, panelled bath including overhead shower, wall mounted sink with mixer taps, tiled surrounds, wall mounted heated towel rail and wooden flooring through out.

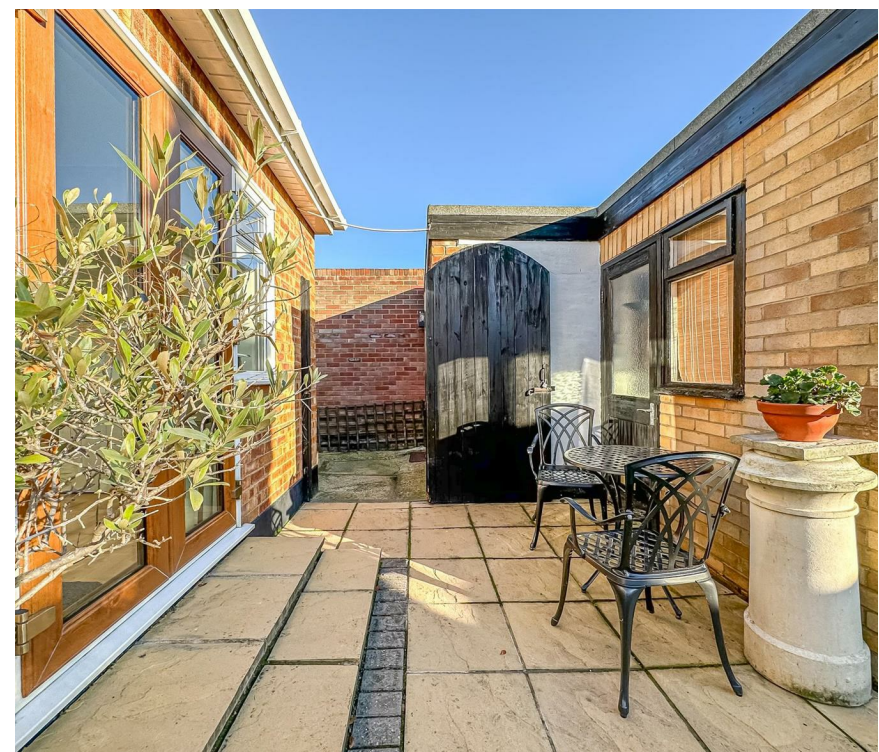
### **Rear Garden**

Side access, patio area, outside lighting, outside water, laid to lawn, sleeper boarders and access to garden room.

### **EPC**

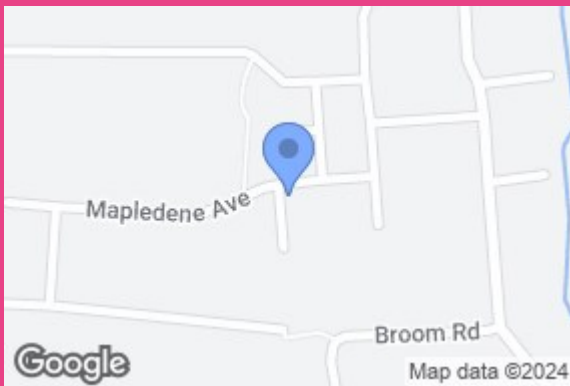
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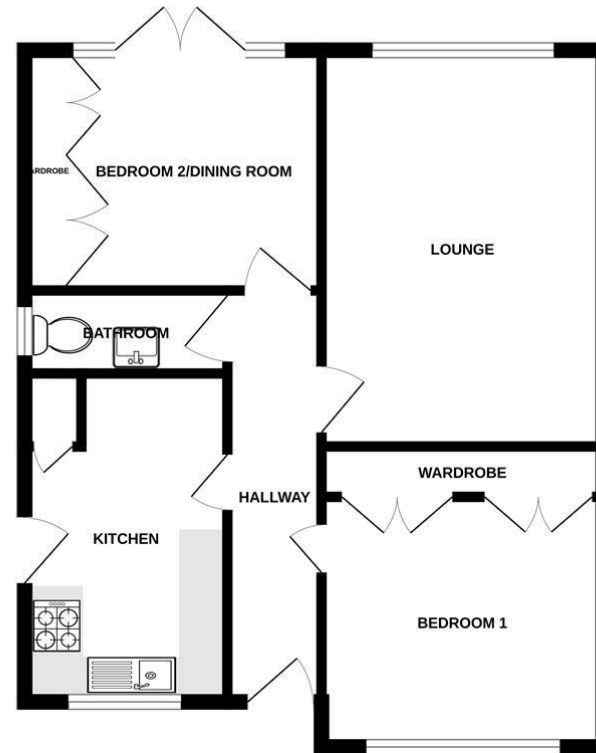








GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 556 sq.ft. (51.7 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

11 Main Road  
Hockley  
Essex  
SS5 4QY  
01702 416476

[hockley@bearestateagents.co.uk](mailto:hockley@bearestateagents.co.uk)  
<https://www.bearestateagents.co.uk>