



Bear Estate Agents are pleased to bring to the market this charming two-bedroom ground floor flat nestled in a prime location.

Internally, the spacious living area boasts an abundance of natural light streaming in through large windows, creating a bright and airy atmosphere. The neutral tones of the walls complemented by tasteful decor provide a versatile canvas for personalization, allowing you to effortlessly make this space your own.

Externally, Step outside, and you'll find yourself in the heart of a vibrant neighborhood. Situated in a sought-after location, this flat offers convenient access to an array of amenities, including shops, restaurants, parks, and public transportation links, ensuring that everything you need is just moments away.

- Close to station
- Four piece suite bathroom
- Two bedrooms
- Communal garden
- Close to highstreet
- Modern Kitchen

Station Approach

Hockley

£275,000

Offers In The Region Of



Station Approach



Hallway

11'9" x 7'6"

Wood floor, smooth ceiling with pendant light, radiator and a storage cupboard.

Bathroom

9'6" x 7'6"

Wood floors, radiator, comprises of a four piece suite including a WC, sink with mixer taps, shower and a bath with handheld attachments.

Bedroom Two

12'5" x 6'6"

Carpet, smooth ceilings with pendant ceiling light, radiator and double glazed window to the front aspect.

Bedroom One

16'4" x 9'10"

Double glazed window to the front aspect, radiator, power points and built in wardrobes.

Lounge

19'8" x 16'4"

Wood floors, radiator, double glazed window to the rear aspect and french doors onto the communal gardens.

Kitchen

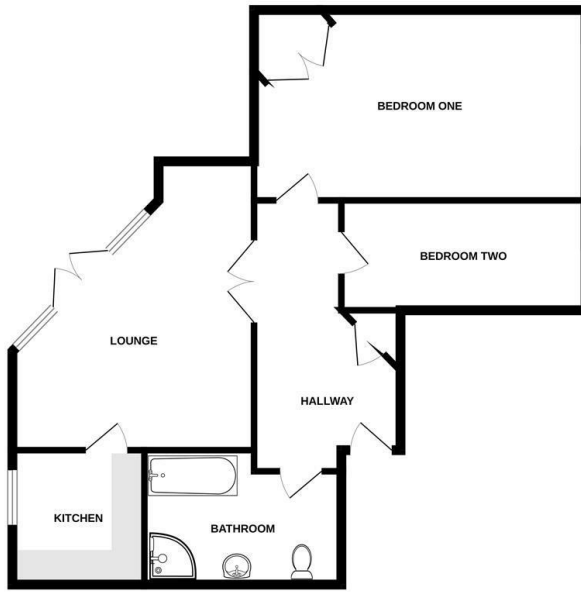
6'6" x 11'1"

Wooden floors throughout, double glazed window to the rear aspect, white top and base units, roll top work surface and space for white goods.



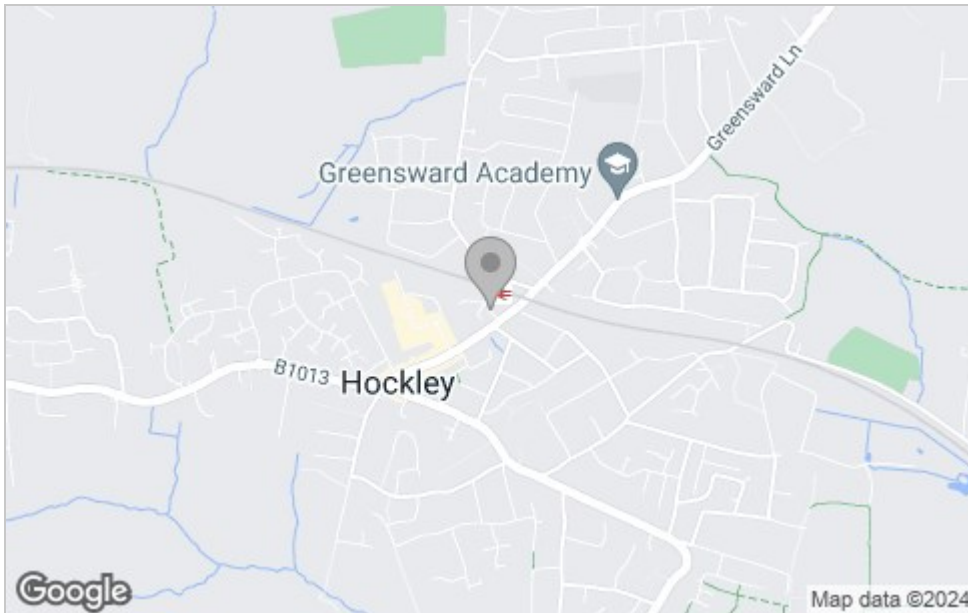
Floor Plan

GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The names, spaces and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
March 2024

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

