



GUIDE PRICE £375,000-£400,000 NO ONWARD CHAIN

Welcome to Marylands Avenue, Hockley - a charming location that could be the perfect setting for your new home! This delightful semi-detached bungalow offers a cosy retreat with two reception rooms, two bedrooms, and one bathroom, providing a comfortable living space for you and your loved ones.

Situated in a peaceful neighbourhood, this property boasts parking for up to three vehicles, ensuring convenience for you and your guests. The bungalow's traditional charm combined with modern amenities creates a warm and inviting atmosphere that you'll love coming home to.

Whether you're looking to downsize, start a new chapter, or simply enjoy the tranquillity of suburban living, this property offers endless possibilities. Don't miss out on the opportunity to make Marylands Avenue your new address - schedule a viewing today and experience the potential this lovely bungalow has to offer!

- OPEN DAY 22nd JUNE
- CLOSE TO STATION
- Combi boiler
- Semi-detached bungalow
- NO ONWARD CHAIN
- CLOSE TO SCHOOLS
- Off street parking
- Garage

## Marylands Avenue

Hockley

**£375,000**

Guide Price





# Marylands Avenue



## Frontage

Independent driveway for two cars with potential for more, brick wall surround and access into the garage.

## Hallway

6'5" x 12'9"

Carpet throughout, coving to ceiling edge, pendant ceiling light, loft access and access into all rooms.

## Bedroom Two

8'11" x 12'10"

Carpet throughout, coving to ceiling edge, pendant ceiling light, double glazed windows to the front aspect and radiator.

## Bedroom One

8'11" x 12'5"

Carpet throughout, pendant ceiling light, built In wardrobes, double glazed window to the front aspect.

## Lounge

13'5" x 11'2"

Carpet throughout, coving to ceiling edge, pendant ceiling light, feature electric fireplace, space for storage and access into the conservatory

## Conservatory

13'4" x 8'1"

Double glazed obscure windows to both side aspects, double glazed window to the front aspect, double glazed french doors to the front aspect, radiator and power points.

## Bathroom

5'6" x 7'5"

Tiled floors, tiled surrounds, double width shower, vanity sink unit, WC, shaver points, double glazed obscure window to the side aspect and a radiator.

## Kitchen

11'3" x 8'6"

Wooden top and base units with roll top work surfaces, four ring electric NEFF hob, BOSCH double oven, space for fridge freezer, space for washer and dryer, tiled floors, sink with drainer area.  
Garden.

## Garden

Access to single garage, mainly laid to lawn, patio area, shed and completely unoverlooked.

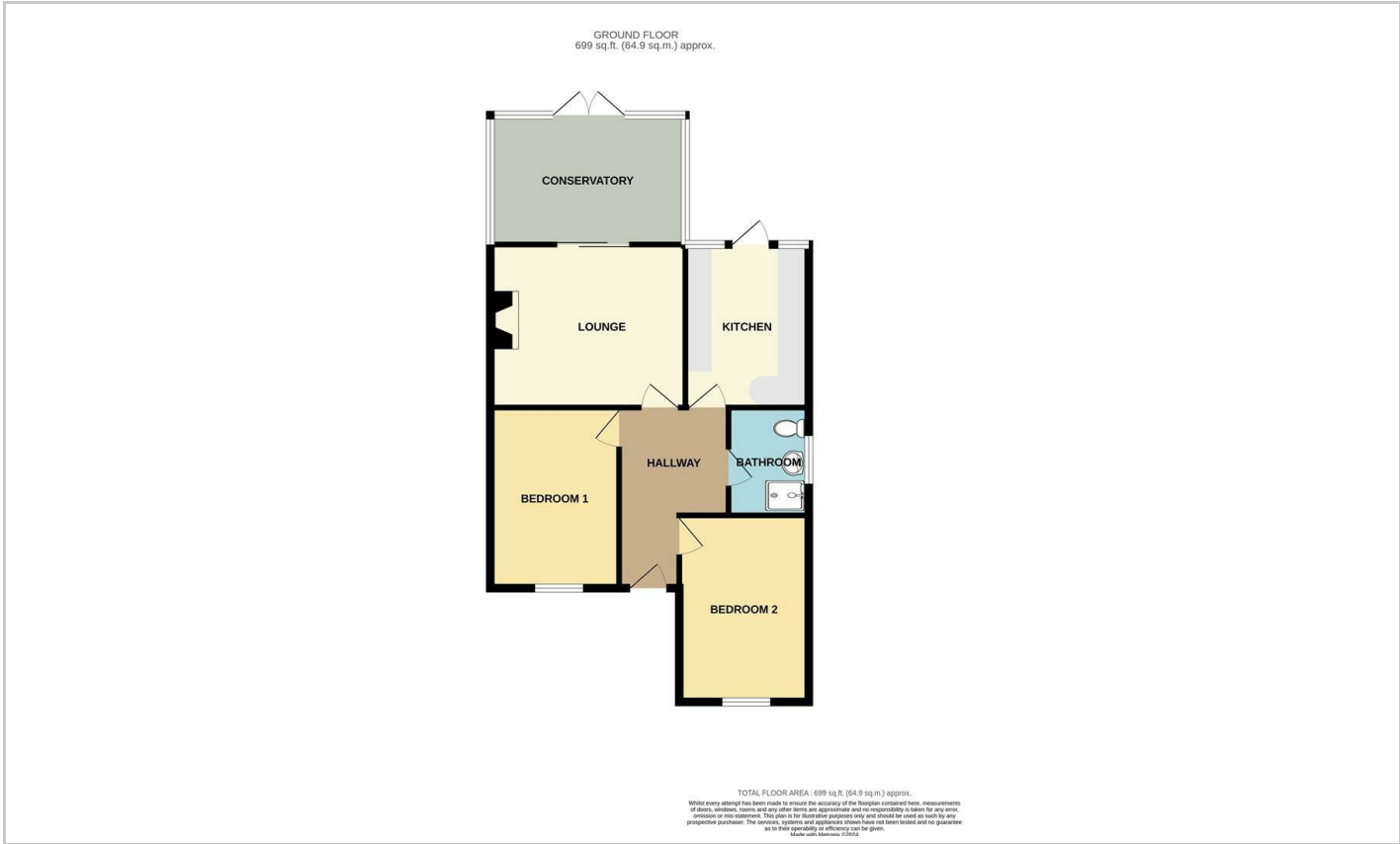
## Agents Note

EPC ordered 10/06

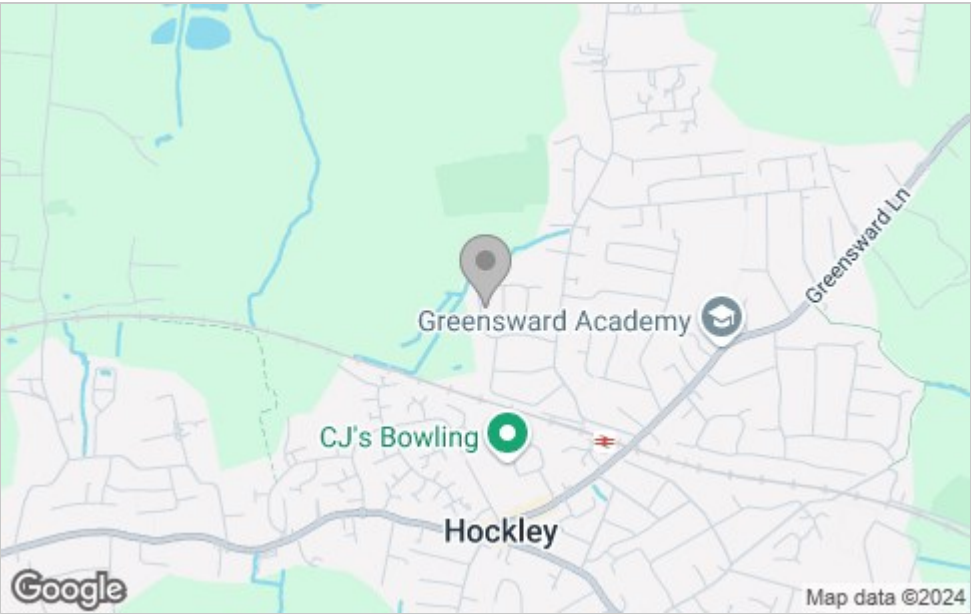




Floor Plan



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

