



Pooles Lane | Hullbridge | Hockley | SS5 6PU
Guide Price £550,000-
£600,000

bear
Estate Agents

Situated on a desirable road within Hullbridge, Halliards offers a prime location opposite fields and just a five-minute walk from the River Crouch. This charming bungalow not only provides ample living space but also boasts a superb setting.

With significant potential for extension subject to planning permission, this sizeable home presents a fantastic opportunity for expansion. The property features a large frontage, ideal for the addition of a detached garage, and generous side access. The beautiful, un-overlooked garden comes with multiple outbuildings, some equipped with power and lighting, offering excellent versatility for various uses.

Internally, Halliards boasts three spacious bedrooms, including a master bedroom with an en-suite bathroom. The home also features a separate main family bathroom. The large lounge, with its impressive, vaulted ceiling, seamlessly connects to the open-plan L-shaped kitchen/dining room—perfect for entertaining guests or enjoying family time.

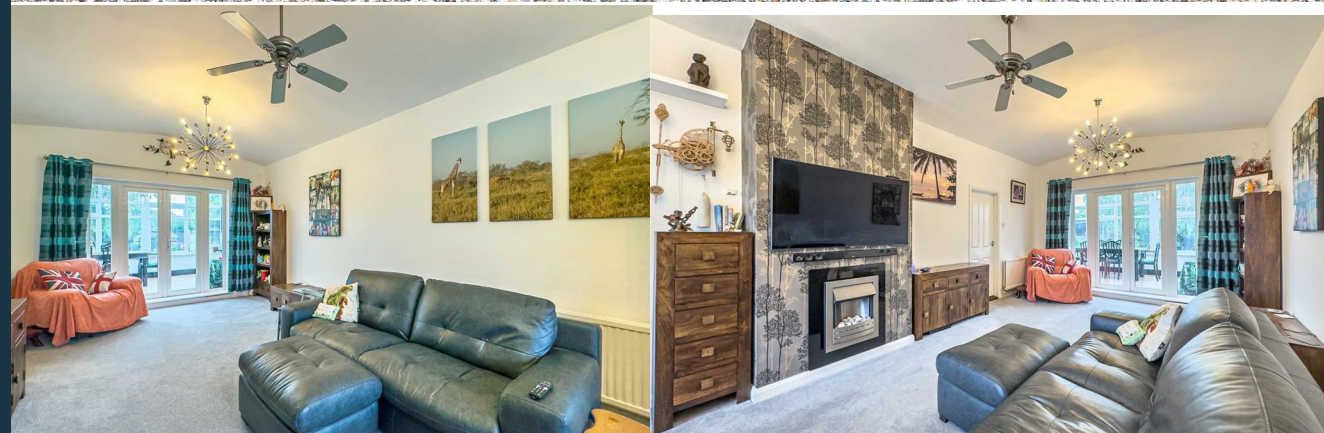
This delightful bungalow truly encapsulates both comfort and potential, making it a wonderful place to call home.

- Detached Bungalow
- Large Frontage
- A Must View
- Spacious Lounge
- En-Suite To Master
- 1777 Sq. Ft Of Living Space
- Un-Overlooked Rear Garden With Various Outbuildings
- Huge Potential To Extend STPP
- Modern Kitchen
- Idyllic Location Close To Amenities



Interior

Upon entering, you are greeted by a porch that leads into the entrance hall, providing access to the living areas and all bedrooms. Bedroom one features views of the garden through French doors, bespoke wardrobes, and an en-suite bathroom. The main family bathroom serves the additional two good-sized bedrooms. The spacious lounge is flooded with natural light and has French doors opening into the conservatory. An opening from the lounge leads into the modern kitchen, equipped with integrated appliances. This kitchen flows seamlessly into the conservatory, creating a space where the outside can come in, and extends to the rear decking—an ideal spot for alfresco dining.





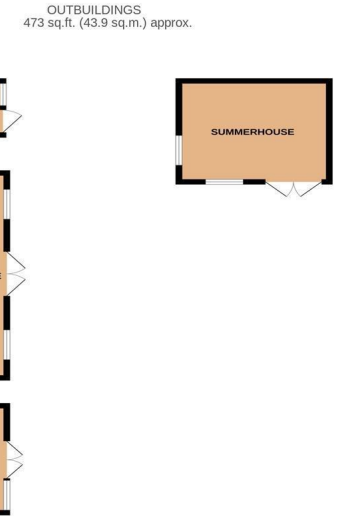
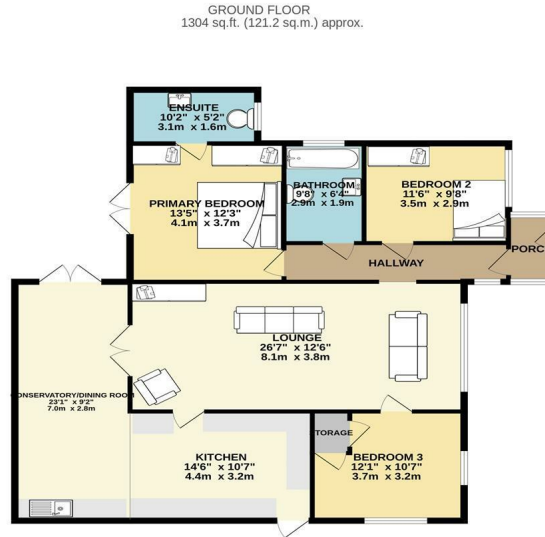
Exterior

The property offers side access to the front, leading to the rear garden, which is an oasis featuring a garden room, two summerhouses, and a large shed for storage. The large frontage boasts an in-and-out driveway, providing ample off-street parking.

EPC : Ordered







TOTAL FLOOR AREA : 1777 sq.ft. (165.1 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		
(81-91)	B		
(69-80)	C		
(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	

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