



Hillcrest Avenue | Hullbridge | Hockley | SS5 6DB

Offers In The Region Of
£375,000

bear
Estate Agents

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Welcome to this charming semi-detached house located on the picturesque Hillcrest Avenue in Hullbridge, Hockley. This property boasts a delightful combination of 1 reception room, 3 bedrooms, and 2 bathrooms, making it an ideal home for a family or those who love to entertain guests.

As you step inside, you are greeted by a warm and inviting reception room, perfect for relaxing after a long day or hosting gatherings with friends and family. The layout of this house offers a seamless flow from the reception room to the well-appointed bedrooms, providing a sense of comfort and privacy for all residents.

The 3 bedrooms are spacious and bright, offering ample space for personalisation and relaxation. Whether you need a home office, a children's playroom, or a peaceful sanctuary to unwind, this property provides the flexibility to cater to your needs.

Located in the desirable area of Hullbridge, Hockley, this property offers not just a house, but a lifestyle. Enjoy the tranquillity of the neighbourhood while still being within easy reach of local amenities, schools, and transport links.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this wonderful property on Hillcrest Avenue.

- Three Bedroom Semi-Detached
- Driveway
- Good Size Garden
- Side Access
- Integral Garage
- Two bathrooms
- Idyllic Location
- NO ONWARD CHAIN

Hallway
15'0" x 5'11" (4.588 x 1.820)
Carpet throughout, pendant ceiling light, coving to ceiling edge and access into all rooms.

Shower Room
8'1" x 5'11" (2.482 x 1.817)
Tiled floors, tiled surrounds, step in shower, WC and sink with mixer tap.





Kitchen

11'4" x 7'10" (3.478 x 2.402)
Tiled floors, tiled surrounds, wood effect top and base units, window looking into lounge, four ring gas hob, space for washing machine and tumble dryer and a double glazed window and door to the side aspect leading out into the garage.

Lounge

22'6" (6.876)
Carpet throughout, double glazed window to the rear and side aspect, double glazed sliding doors onto the patio area, pendant ceiling light and power points.

Landing

8'1" x 6'11" (2.474 x 2.119)
Carpet throughout, pendant ceiling light, loft access and access into all rooms.

Bedroom One

17'3" x 9'5" (5.263 x 2.871)
Carpet throughout, double glazed window to the front aspect, pendant ceiling light and power points.

Bathroom

9'10" x 4'7" (3.012 x 1.411)
Tiled floors, tiled surrounds, vanity sink unit, WC, panelled bath and double glazed obscure window to the side aspect.

Bedroom Two

11'9" x 9'11" (3.605 x 3.030)
Carpet throughout, pendant ceiling light, double glazed obscure window to the rear aspect, storage cupboard and power points.

Bedroom Three

8'5" x 6'11" (2.586 x 2.116)
Carpet throughout, pendant ceiling light, double glazed windows to the rear aspect and power points.







GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	84
England & Wales	EU Directive 2002/91/EC	

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