



Orchard Avenue | | Hockley | SS5 5BA
Offers In Excess Of £350,000

bear
Estate Agents

Welcome to Orchard Avenue, Hockley - a charming location for this delightful two-bedroom semi-detached home. As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property boasts a modern bathroom and kitchen, offering both style, functionality and practicality being situated close to schools, shops and Hockley train station for a direct commute into London Liverpool Street

One of the highlights of this property is the outbuilding with power, providing endless possibilities for use - whether it be a home office, a gym and including additional storage space with a private door. The landscaped rear garden is a tranquil oasis, ideal for enjoying a morning coffee or hosting summer barbecues with friends and family.

For those with a vision, there is great potential to extend the property, making it your own dream home (subject to planning permission). Whether you're looking to add an extra bedroom or create a spacious open-plan living area, the options are exciting.

Don't miss out on the opportunity to own this lovely semi-detached house in Orchard Avenue. With its convenient location and promising features, this property is ready to welcome its new owners to create lasting memories.

- Recently Fitted Boiler Still In Warranty
- Very Desirable Location Within Hockley
- Kitchen/Diner
- Two Double Bedrooms
- Finished To An Excellent Standard Throughout
- A Must View
- Close To Schools, Shops And Station
- Modern Bathroom
- Home Office
- Spacious Lounge

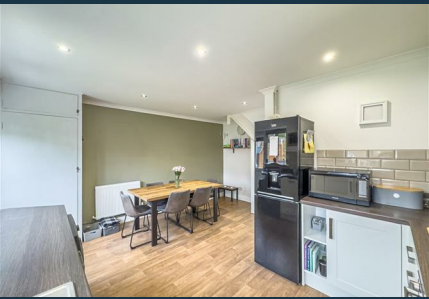
Interior

Entering the property through a newly fitted UPVC front door with obscure glass, the main hallway offers practical storage space and provides access to the kitchen, dining area, spacious front lounge, and stairs to the upper floor. The lounge is a bright and inviting room with a large window that allows natural light to fill the space. This area is finished with smooth ceilings edged with coving, pendant and ceiling lighting, wall-mounted radiator, and multiple power points, making it ideal for a large seating arrangement.

The kitchen and dining area feature a modern design, complete with wood effect flooring, smooth ceilings with inset spotlights, and a courtesy door opening to the rear garden. Equipped with a modern kitchen, the space includes iron base-level units with roll-top wood surfaces, a stainless steel sink with a drain board and mixer tap, double oven, four-ring gas hob with extractor, and room for a fridge freezer. The area also benefits from understairs storage.

Upstairs, a spacious landing with a loft hatch leads to two well-proportioned double bedrooms. The primary bedroom includes custom-built wardrobes, power points, and a large window that brightens the space. The modern family bathroom features a three-piece suite with a toilet, vanity sink, panel bath with shower, and tiled surrounds, complemented by obscure glass windows for privacy. The second bedroom, overlooks the rear garden and offers a well-finished space with abundant natural light.



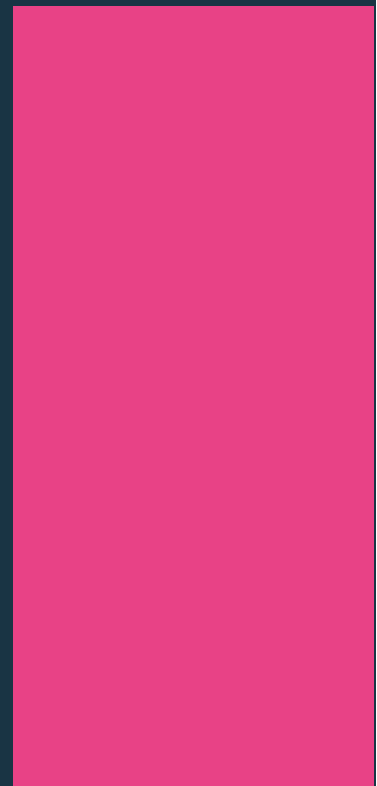


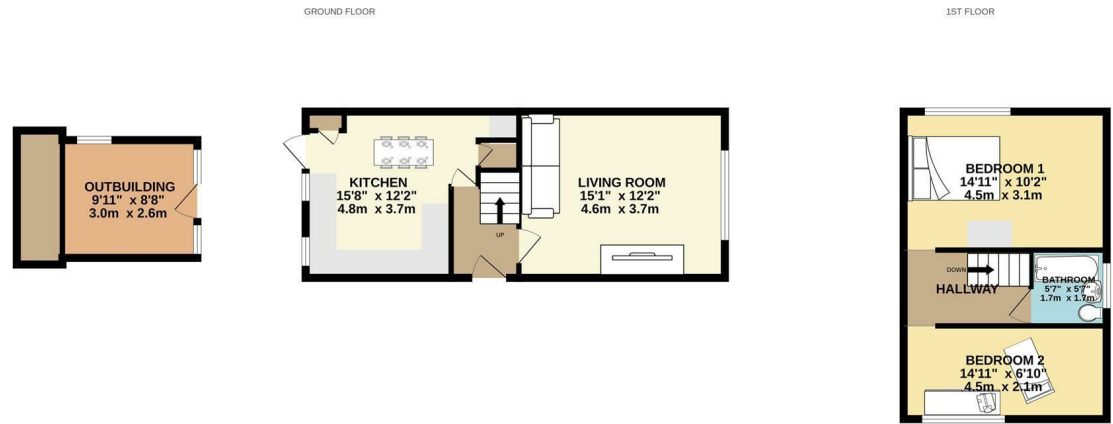
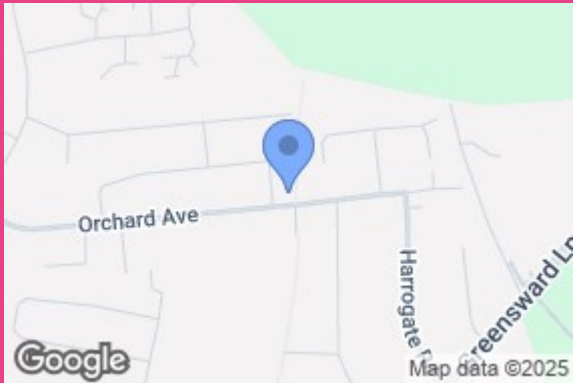
Exterior

The property is approached via a spacious, shingle-stone driveway with room for off-street parking for three large vehicles, bordered by mature shrubs and fenced surroundings. A side gate allows access to the well-maintained rear garden, where a generous patio provides ample seating space, accompanied by an outside tap, lighting, and flowerbeds. The rear garden features a newly added patio area positioned at the rear of the garden to catch sunlight, creating a perfect setting for relaxation or entertaining. The outbuilding is also well positioned within the garden, equipped with power and offering versatile use as a home office, gym and is fitted with additional storage.

EPC : Ordered







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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