



Branksome Avenue | Hockley | SS5 5PG

Guide Price £525,000 - £550,000

bear
Estate Agents

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Bear Estate Agents are proud to introduce this stunning three bedroom detached family home situated in a wonderful location with an elevated plot within Branksome Avenue offering wonderful sweeping views over Hockley. The property has been tastefully renovated and offers three double bedrooms, large bathroom, open plan lounge/diner, separate kitchen, guest WC, courtesy door to integral garage (potential for bedroom four), south facing garden and plenty of parking. The property has lapsed planning permission for a front extension to the front (for more information, please contact the office) A Must View!

- Stunning Views
- Fully Detached
- Off Street Parking
- Walking Distance to Local Shops
- Open Plan Lounge/Diner
- Sought After Road Within Hockley
- South Backing Garden
- Walking Distance to Hockley Train Station
- Double Glazing
- Three Double Bedrooms

Exterior (Front)

Property is approached by an independent block driveway with parking for three cars, there is access to both sides approached by UPVC front door into main entrance hall.

Inner Hallway

Large storage cupboard, double glazed obscure windows to the front, radiator , high ceilings , smooth ceilings with centre ceiling lights and doors to ground floor landing and guest WC courtesy door from hallway into the garage.





Downstairs WC

The guest WC comprises of tiled floors, wall mounted vanity dual flush toilet, wall mounted sink with mixer tap, radiator, smooth ceiling, with centre ceiling light and double glazed obscure window to the side.

Garage

7'7 x 15'10 (2.31m x 4.83m)

In the garage there is power, lighting, wall mounted built in storage with potential for more built in storage and electric garage shutter.

Ground Floor Lobby

This area overlooks the open plan lounge/diner. This lobby area has under stairs storage, radiator and power points this has stairs leading to the open plan lounge diner and there is a door off of this landing leading to the kitchen.

Lounge/diner

10'2 x 23'1 (3.10m x 7.04m)

This has a feature fire place, high ceilings with feature ceiling lights, double glazed windows overlooking the garden and a double glazed door which then steps down onto the rear patio. This area has wooden floors throughout, radiators, plenty of power points, AV points and telephone connections.

Kitchen

7'7 x 10'9 (2.31m x 3.28m)

The kitchen comprises of modern white top and base units with a wood effect roll top work surface, there is a double oven , composite sink, with hot and cold taps and draining board, double glazed windows to the side aspect, slate splashbacks, tiled flooring throughout, high ceilings, with inset spotlights, five ring gas hob, with extractor fan above, built in fridge/freezer and there is also space for a large washer/dryer , with a built in dishwasher, there is an obscure double glazed door onto the sideway providing access to the garden. Please be advised, the neighbouring property has extended the kitchen to the front aspect, creating a large kitchen/diner. This would be subject to planning permission for this property.

Rear Garden

40'0 x 45'0 (12.19m x 13.72m)

There is a large hard standing patio to the rear, wooden summer house to remain, the garden is mainly later lawn, renewed fencing around and mature shrubs to the side. This is a southerly aspect and measures...



First Floor Landing

12'0 x 7'8 (3.66m x 2.34m)

The first floor landing has double glazed windows to the front aspect of the property, very large space which can be utilised as a study area, there is a radiator and plenty of power points. There is loft access and doors to the bedrooms and main Bathroom

Main Bathroom

9'11 x 6'10 (3.02m x 2.08m)

This has engineered tiled floors throughout, free standing bath, large fitted corner shower with tiles surrounded, wall mounted vanity sink with mixer tap, wall mounted heated rail, double glazed windows to the side aspect and a further double glazed window to the side as well, there is a large storage cupboard.

Bedroom One

12' 5 x 12'10 (3.66m 1.52m x 3.91m)

This has double glazed windows with a sweeping view across Hockley, there's potential for built in storage, high ceilings, inset spotlights and centre ceiling lights, vertical radiator, plenty of power points and also a built in storage cupboard into the chimney breast.

Bedroom Two

9'11 x 12'5 (3.02m x 3.78m)

This has large double glazed windows again with views over Hockley, potential for built in storage, built in floor to ceiling storage cupboard, smooth ceilings with inset spotlights, radiator, plenty of power points

Bedroom Three

7'11 x 12'0 (2.41m x 3.66m)

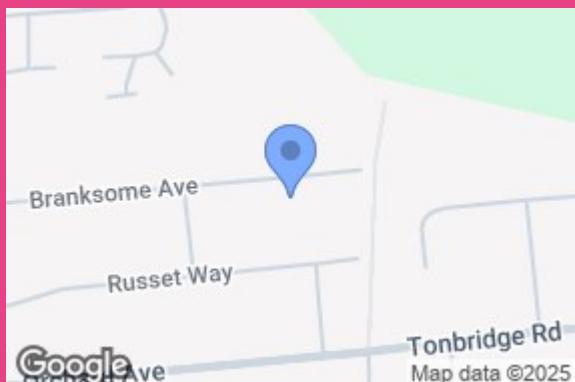
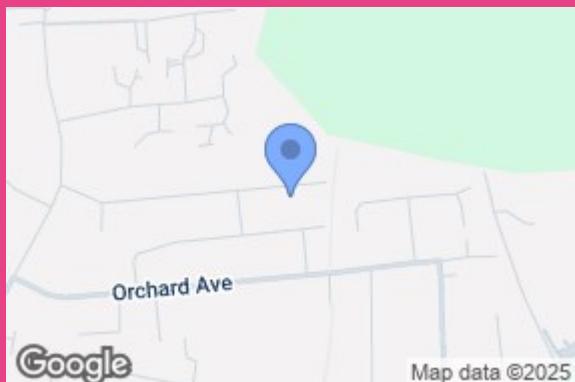
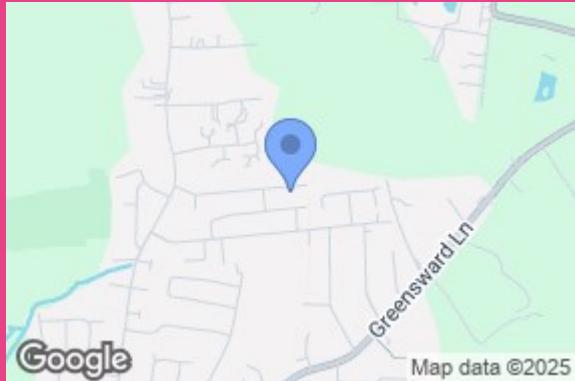
This is a double Bedroom with double glazed windows to the front aspect, radiator, smooth ceilings with inset spotlights, this room is currently being used as a walk in wardrobe. There is custom fitted floor to ceiling mirrored storage to both sides and fitted draws. this room has power points.

Agent Note

Council tax band : D

EPC : D





Ground Floor

First Floor

The floor plan illustrates the layout of the property across two floors. The Ground Floor features a Lounge/Diner (3.61m x 7.05m), a Kitchen (4.42m x 2.65m), a Breakfast Area, an Entrance Hall (2.48m x 2.11m), a Cloakroom, and a Garage. The First Floor consists of three bedrooms: Bedroom 1 (3.90m x 3.81m), Bedroom 2 (3.80m x 3.04m), and Bedroom 3 (3.67m x 2.43m), along with a Landing and a Bathroom.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	80
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	61
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

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