



Branksome Avenue | | Hockley | SS5 5PF  
Guide Price £750,000-£775,000

**bear**  
*Estate Agents*



Welcome to Branksome Avenue, an exquisite four bedroom detached house nestled in the heart of the charming Hockley area. This home offers the perfect setting for entertaining guests or unwinding with loved ones. Whether it's hosting elegant gatherings or enjoying cosy family evenings, the ample space ensures that every occasion is memorable.

With four generously-sized bedrooms, main family bathroom, an ensuite to the master, comfort and privacy are paramount in this home. Each room is thoughtfully designed to provide a sanctuary for its occupants, allowing for peaceful retreats and restful nights.

Conveniently located near Hockley train station and local schools, Branksome Avenue offers unparalleled ease of access to transportation and education facilities. This prime location not only enhances daily convenience but also adds to the desirability of the property, making it an ideal choice for families seeking both comfort and practicality.

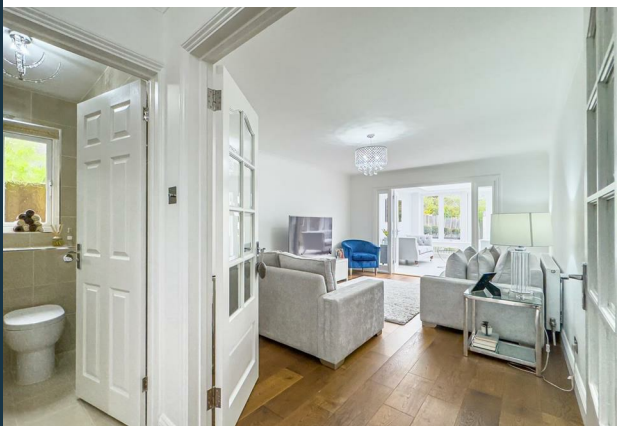
The gravitas of the home lies within the open-plan living accommodation, that is flooded with natural light, creating an inviting and airy ambiance throughout. This versatile layout seamlessly integrates the kitchen, dining, and living areas, fostering a sense of togetherness and connectivity among family members, but there is also the added benefit of a separate reception room. One of the standout features of Branksome Avenue is the thoughtfully designed extension at the rear, which provides additional space and elevates the overall allure of the house.

Impeccably presented, the interior of Branksome Avenue exudes a sense of elegance and sophistication, inviting you to make it your own. From the tasteful décor to the high-quality finishes, every detail has been meticulously curated to create a space that is both stylish and functional.

- Detached Home
- Open Plan Living Space
- 70'Ft Landscaped Rear Garden
- Four Double Bedrooms
- Close To Schools And Hockley Train Station
- Extended At The Rear
- Versatile Reception Room
- Finished To An Excellent Standard Throughout
- Ample Off Street Parking
- A MUST VIEW

#### Entrance Hall

As you enter the home, the spacious entrance hall immediately captures your attention with its grandeur. A staircase leads to the first floor, inviting exploration of the upper levels. Beneath the stairs, a large walk-in storage cupboard offers convenient space for storing coats, shoes, and other items. The hall features elegant wood flooring, adding warmth and sophistication. Coving along the plastered ceiling adds a touch of architectural detail, while a radiator ensures comfort throughout the space.







### Utility Room

8'6" x 7'11" (2.59m x 2.41m)

The utility room provides practicality and organization with its base-level units and roll-edge work surfaces. An inset stainless steel one-and-a-half sink drainer unit makes tasks like washing dishes a breeze, while tiled splash backs protect the walls. Ample space is available for a washing machine and tumble dryer, making laundry duties convenient. Wood flooring and coving maintain continuity with the rest of the home's aesthetic.

### WC

This ground-floor cloakroom/WC offers convenience and a modern style. An obscure double-glazed window ensures privacy while allowing natural light to filter through. The space features a low level WC and a modern circular wash hand basin with a chrome mixer tap on a wooden surface. Tiled floors and walls, along with a plastered ceiling, complete the contemporary look.

### Playroom

19'3" x 8'11" (5.87m x 2.72m)

Perfect for relaxation or play, the playroom features a cozy atmosphere. A double-glazed window overlooks the front aspect, providing natural light and views of the outdoors. Wood flooring adds warmth while coving and a decorative radiator cover enhances the room's charm.

### Kitchen/Breakfast Room

19'3" x 8'11" (5.87m x 2.72m)

The kitchen/breakfast room is a culinary haven, boasting modern amenities and bespoke design. A double-glazed door provides access to the side, facilitating easy movement in and out of the space. German-fitted base and eye-level units offer ample storage, while quartz work surfaces provide plenty of workspace. Integrated appliances, including a double oven, induction hob, fridge, freezer, drinks fridge, and dishwasher, make meal preparation a breeze. Tiled floors plastered ceilings with inset spotlights, and a feature vertical radiator create a contemporary ambiance. The open-plan layout seamlessly connects to the family room.

### Family Room

19'3" x 15'2" (5.87m x 4.62m)

The family room is a spacious and inviting area for relaxation and entertainment. Double-glazed windows overlook the rear garden, while double-glazed French doors provide access to the outdoor space. A large impressive double double-glazed sky lantern floods the room with natural light, creating an airy atmosphere. A Sonar Sound System with inset speakers enhances the entertainment experience, while tiled floors, plastered ceilings with inset spotlights, and a radiator ensure comfort and style. Double-opening doors provide access to the lounge, promoting seamless flow between living areas.

### Lounge

18'4" x 11'11" (5.59m x 3.63m)

The lounge exudes elegance and comfort, wood flooring, coving, and a plastered ceiling add to the room's timeless charm, while a radiator provides warmth during colder months.







First Floor Landing

Ascending the staircase, you reach the landing, illuminated by a double glazed window to the side aspect. A large double door airing cupboard offers ample storage space for linens and towels, ensuring a clutter-free environment. The plastered ceiling maintains continuity with the ground floor, contributing to the home's cohesive design.

Bedroom One

17' x 11'11" (5.18m x 3.63m)  
The primary bedroom offers a spacious retreat, featuring a double glazed window overlooking the rear aspect. A plastered ceiling adds to the room's clean aesthetic, while a radiator ensures comfort year-round.

Ensuite

The en suite bathroom offers convenience and luxury, with an obscure double glazed window providing natural light and privacy. It features a low level WC, a pedestal wash hand basin, and a double shower enclosure with a glass shower screen. Tiled floors and walls create a sleek finish, while inset spotlights and a chrome heated towel rail add to the modern feel.

Bedroom Two

12'4" x 11'11" (3.76m x 3.63m )  
The second bedroom boasts generous proportions and a double glazed window overlooking the front aspect. A plastered ceiling and radiator complete the space, ensuring comfort and functionality.

Bedroom Three

14' x 8'11" (4.27m x 2.72m )  
This bedroom offers versatility with its ample space and a double glazed window providing views of the rear aspect. A plastered ceiling and radiator contribute to the room's comfortable ambiance.

Bedroom Four

10'8" x 9'11" (3.25m x 3.02m)  
The fourth bedroom features a double-glazed window overlooking the front aspect, offering natural light and views of the surroundings. A plastered ceiling and radiator complete the space, ensuring comfort and functionality.

Family Bathroom

The family bathroom exudes elegance and functionality, with an obscure double-glazed window providing natural light and privacy. It features a low-level WC, a circular wash hand basin with a floating vanity storage unit below, and a panelled bath with a shower over and a glass shower screen. Tiled floors and walls create a sleek finish, while inset spotlights and a chrome heated towel rail add to the modern feel.

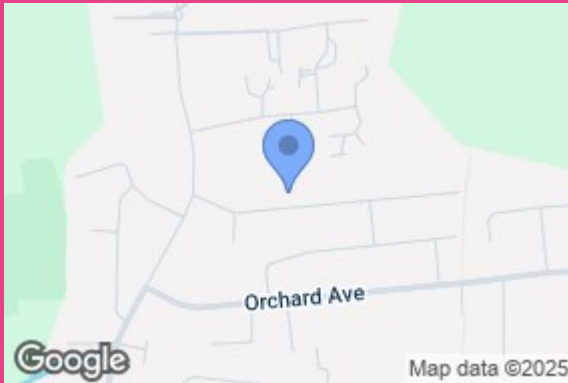
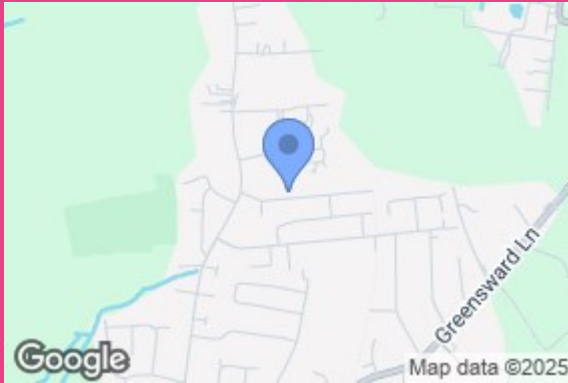
Rear Garden

The rear garden offers ample outdoor space for relaxation and entertainment, with a patio area featuring inset lighting perfect for dining or lounging. A laid lawn and shrubs along the borders add to the greenery, while a further patio area at the rear provides additional seating space. A gate provides access to the front of the property.

Frontage

At the front, a lawn area welcomes you, while a block-paved driveway offers off-street parking for several vehicles. The driveway leads to the garage/storage, partially converted to accommodate an internal utility room. Complete with an up and over door, power, and light, the garage/storage provides convenient storage space for household items.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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