



Guide Price- £475,000- £500,000

This delightful semi-detached house with no onward chain offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two bathrooms, including a convenient downstairs WC, ensure that morning routines run smoothly for everyone.

The heart of the home is undoubtedly the open-plan kitchen diner, which provides a welcoming space for both cooking and entertaining. This layout encourages family gatherings and social occasions, making it a wonderful place to create lasting memories. Additionally, the property boasts two inviting reception rooms, offering flexibility for relaxation or formal entertaining.

Outside, the spacious garden presents a fantastic opportunity for outdoor enjoyment, whether it be for children to play, gardening enthusiasts to cultivate their passion, or simply a tranquil space to unwind. The property also benefits from parking for up to three vehicles, a valuable feature in this sought-after location.

Brinkworth Close is a peaceful neighbourhood, making it an excellent choice for those looking to enjoy a serene lifestyle while still being within easy reach of local amenities and transport links. This semi-detached house is a wonderful opportunity for anyone looking to settle in Hockley, combining practicality with a warm and inviting atmosphere. Don't miss the chance to make this lovely property your new home.

- Semi Detached House
- Downstairs WC
- Open Plan Kitchen Diner
- Close To Local Amenities
- Three bedroom
- Utility Room
- Spacious Rear Garden
- No Onward Chain

## Brinkworth Close

Hockley

**£475,000**

Guide Price





# Brinkworth Close



## Entrance Hall

13'02 x 6'08

## Lounge

15'08 x 9'07

Wooden effect flooring, double glazed bay window to the front aspect.

## WC

5'07 x 3'09

Wooden effect flooring, tiled surrounds, vanity sink unit, obscure double glazed window to the front aspect.

## Lounge/ Diner/ Kitchen

20'10 x 22'05

Wooden effect flooring, bi-folding doors, double glazed to the rear, sky lights, dishwasher, double oven, five ring electric hob, raised extractor.

## Utility Room

3'11 x 6'08

## Landing

## Bedroom One

16'07 x 8'08

Carpeted flooring throughout, smooth ceilings with pendant ceiling light, double glazed window to the rear aspect, dipped in wardrobe .

## Bedroom Two

12'03 x 8'08

Carpeted flooring throughout, smooth ceilings with pendant ceiling light, double glazed bay window to the front aspect and built-in wardrobes .

## Bedroom Three

9'09 x 12'03

Carpeted flooring throughout, smooth ceilings with pendant ceiling lights, double glazed window to the rear aspect.

## Family Bathroom

Tiled floors and tiled surrounds, obscure double glaze window to the front aspect, sink unit with mixer tap, bath with room full showerhead attachment.

## Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact.

Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - D

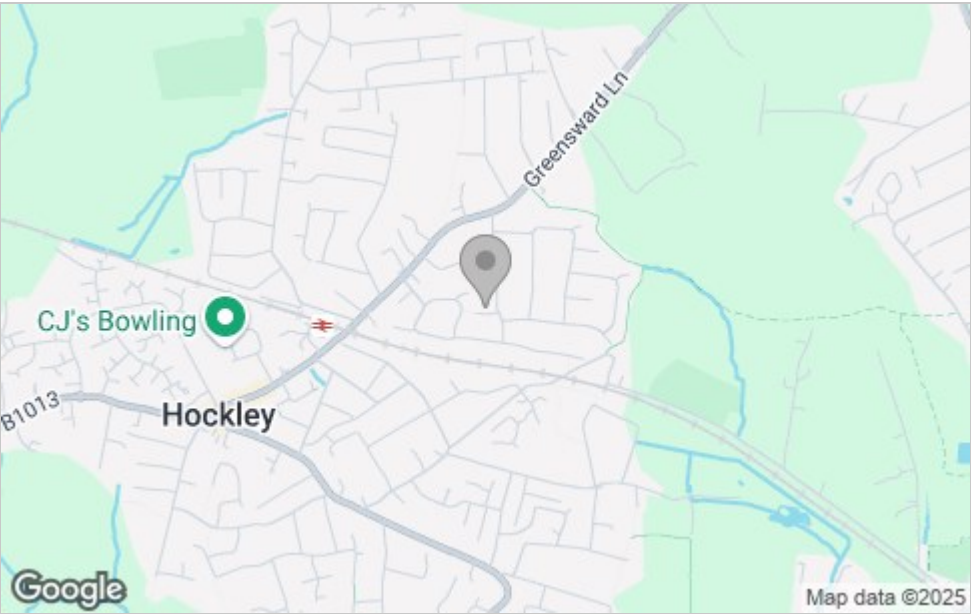




Floor Plan



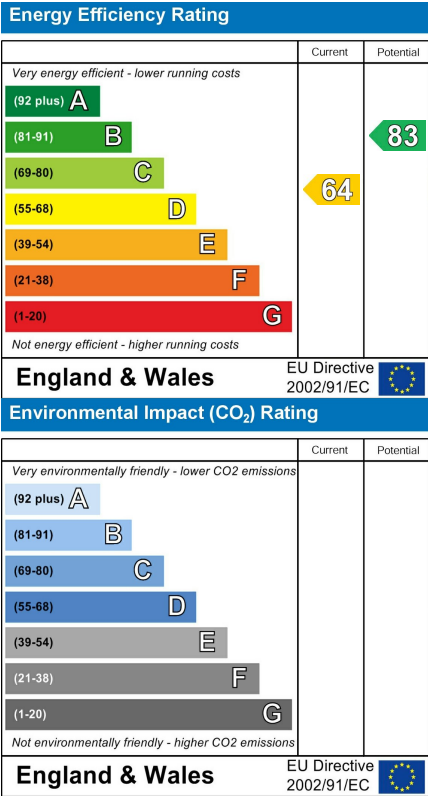
Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

11 Main Road, Hockley, Essex, SS5 4QY

Office: 01702 416476 hockley@bearestateagents.co.uk <https://www.bearestateagents.co.uk>