



Brackendale Close | | Hockley | SS5 5AP

Guide Price £575,000

**bear**  
*Estate Agents*



\*Guide Price £575,000 - £600,000\*

This wonderful detached house offers a perfect blend of comfort and convenience. With four generously sized double bedrooms, including a primary suite complete with an ensuite bathroom, this home is ideal for families seeking space and privacy.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The spacious lounge features direct access to the south-facing garden, allowing for an abundance of natural light and a seamless indoor-outdoor living experience. The well-appointed kitchen, along with a practical utility room, enhances the functionality of this delightful home.

Outside, the south-facing garden is a wonderful retreat, perfect for enjoying sunny days and hosting gatherings. The property also includes a garage and off-street parking, ensuring convenience for residents and guests alike.

Situated close to local amenities and Hockley station, this home offers excellent transport links for commuters. Additionally, it falls within the catchment area for the highly regarded Greensward Academy, making it an attractive option for families prioritising education.

This detached house on Brackendale Close is a rare find, combining spacious living with a prime location. It presents an excellent opportunity for those looking to settle in a vibrant community.

- Detached House
- Four Double Bedrooms
- South Facing Garden
- Ensuite To Primary Bedroom
- Utility Room
- Close To Local Amenities
- Spacious Lounge
- Off Street Parking
- Garage
- Must View !

### Entrance Hall

Smooth ceiling with inset spotlights, wall mounted radiator, power points, access to first floor accommodation and carpeted flooring throughout.

### Bedroom Five/ Study

7'8 x 7'7 (2.34m x 2.31m )

Double glazed window to the front aspect, wall mounted radiator, space for storage and power points.







### **Lounge/ Diner**

24'9 x 8'9 (7.54m x 2.67m )

Smooth ceiling with pendant ceiling light, double glazed bay windows to the front aspect, double glazed French doors to the rear aspect, feature fireplace, wall mounted radiator, power points, space for storage and carpeted flooring throughout.

### **Kitchen/ Breakfast Room**

25'2 x 8'9 (7.67m x 2.67m )

Smooth ceiling inset spotlights, double glazed window to the rear and side aspect, double glazed door to the side, eye and base level units, inset double oven with extractor fan above, granite work surface, stainless steel sink with drainer board,, integrated fridge freezer, space for dishwasher, tiled flooring throughout and access to the utility room.

### **Utility Room**

11'5 x 8'4 (3.48m x 2.54m )

Smooth ceiling with pendant ceiling light, double glazed window to the rear aspect, double glazed door to the rear aspect, eye and base level units, stainless steel sink with drainer board, space for washer and dryer and tiled flooring throughout.

### **First Floor Landing**

Smooth ceiling with pendant ceiling light, loft hatch access, carpeted flooring and access to all bedrooms and family bathroom.

### **Bedroom One**

16'4 x 10'6 (4.98m x 3.20m )

Smooth ceiling with pendant ceiling light, double glazed windows to the front aspect, wall mounted radiator, space for storage, carpeted flooring throughout and access to ensuite bathroom.

### **Ensuite**

Smooth ceiling with pendant ceiling light, obscure double glazed window to the side, WC, wash hand basin, corner shower unit, tiled surrounds and tiled flooring.









## Bedroom Two

15'8 x 8'3 (4.78m x 2.51m )

Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, wall mounted radiator, power points, storage space and carpeted flooring.

## Bedroom Three

11'7 x 10'3 (3.53m x 3.12m )

Smooth ceiling with pendant ceiling light, double glazed window to the rear aspect, wall mounted radiator, fitted wardrobe storage, power points and carpeted flooring throughout.

## Bedroom Four

11'4 x 10'3 (3.45m x 3.12m )

Smooth ceiling with pendant ceiling light, double glazed window to the rear aspect, fitted wardrobe storage, wall mounted radiator, power points and carpeted flooring throughout.

## Family Bathroom

Smooth ceiling with inset spotlights, obscure double glazed window to the rear aspect, wash hand basin, panelled bath with shower head, WC, tiled walls surround and flooring.

## Garden

South facing rear garden, un-overlooked, lawn with flower and shrubs, seating area and access to the front via side.

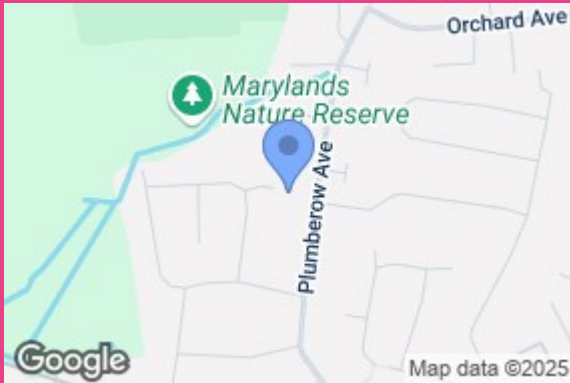
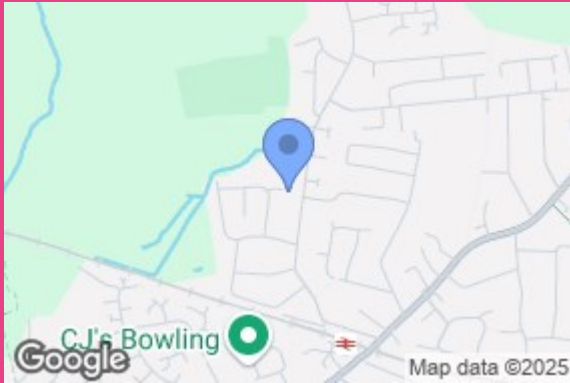
## Agents Notes

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.

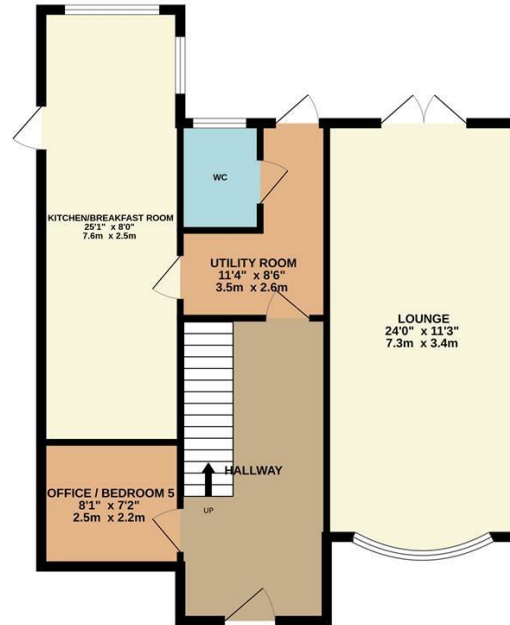
Tenure - Freehold

Council Tax Band - E

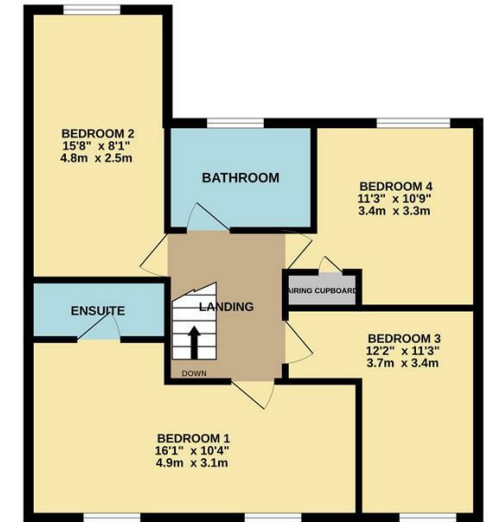




GROUND FLOOR  
780 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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			
England & Wales		EU Directive 2002/91/EC	

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