



Waxwell Road | Hullbridge | Hockley | SS5 6HG

Guide Price £375,000

**bear**  
*Estate Agents*

\*Guide Price £375,000 - £400,000\*

Bear Estate Agents are delighted to present this well-appointed three-bedroom semi-detached home, ideally positioned in a highly sought-after location close to the River Crouch and a range of local amenities.

This impressive property offers bright, spacious, and versatile accommodation throughout. The ground floor features a generous lounge, a convenient downstairs WC, a well-designed kitchen area, providing an excellent layout for modern family living - as well as separate dining room. Upstairs, the home boasts three well-proportioned bedrooms and a family bathroom with fitted storage cupboard for extra storage.

Externally, the property benefits from ample off-street parking, a garage, and generous garden space ideal for relaxation or outdoor entertaining. Situated close to scenic riverside walks and excellent local amenities, this home offers the perfect blend of comfort, convenience, and lifestyle appeal.

- Three Bedroom Semi Detached House
- Side Access
- Two Reception Rooms
- Downstairs WC
- Off Street Parking
- Garage To The Side
- Spacious Rear Garden
- Close To The River Crouch

## Hallway

Inset spotlights, wooden flooring throughout and access to kitchen, dining room and lounge.

## Lounge

19'4 x 10'9 (5.89m x 3.28m)

Smooth ceilings with ceiling lights, double glazed windows to the rear, power points, wall mounted radiator, carpeted flooring throughout and double glazed French doors accessing the rear garden.

## Dining Room

11'2 x 7'6 (3.40m x 2.29m)

Double glazed window to the front aspect, wall mounted radiator, power points and wooden effect flooring throughout.





## Kitchen

14'3 x 7'3 (4.34m x 2.21m )

Double glazed window to the front aspect, eye and base level units, space for washing machine, sink with draining board, tiled splashbacks, extractor fan, space for dishwasher, tiled flooring throughout and access to the rear garden.

## Landing

Carpeted flooring throughout and access to all bedrooms.

## Bedroom One

10'9 x 10'5 (3.28m x 3.18m )

Double glazed window to the rear aspect, space for storage, wall mounted radiator, power points and carpeted flooring throughout.

## Bedroom Two

14'2 x 8'9 (4.32m x 2.67m )

Double glazed window to the rear aspect, wall mounted radiator, space for storage, power points and carpeted flooring throughout.

## Bedroom Three

10'5 x 7'5 (3.18m x 2.26m )

Double glazed window to the front aspect, carpeted flooring throughout, power points throughout and wall mounted radiator.

## Bathroom

Obscure double glazed window to the side aspect, inset spotlights, panelled bath unit with shower head attachment, WC, wash hand basin, tiled surrounds, storage cupboard and tiled flooring throughout.

## 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





GROUND FLOOR

LOUNGE

DINING ROOM

KITCHEN

WC

STORAGE

HALLWAY

1ST FLOOR

BEDROOM 2

BEDROOM 1

BEDROOM 3

BATHROOM

DOWNTURN

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		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(31-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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