



Bear Estate Agents are pleased to bring to the market this well kept, two double bedroom semi-detached bungalow within the centre of Hockley. This sweet property offers parking to the front, a detached garage, side access, two double bedrooms, a main bathroom, plenty of storage, kitchen, garden room, an open plan lounge/diner and an impressive 100ft + rear garden. Guide Price £325,000 to £350,000. Walking distance to all local amenities and Hockley's popular village shops and train station servicing London Liverpool Street.

- No Onward Chain
- Two Double Bedrooms
- Detached Garage
- Walking Distance To Local Amenities
- Parking To The Front
- Open Plan Kitchen/Diner
- 100ft + Rear Garden
- Offers within the guide price permitted
- Excellent Potential For A Rear Extension (STPC)
- Side Access

Broad Way

Hockley

£325,000

Guide Price



Broad Way



Frontage

Property is approached by a block pave driveway with parking for two to three vehicles, shared access down the side way giving access to the one hundred foot rear garden and detached single garage.

Porch

4'1" x 3'8"

Approached by a covered storm porch with obscure double glazing to the side, lighting, tiled floors with a wooden door leading into the main entrance hall.

Hallway

A view into the rear garden, lounge and bedrooms, high ceilings, central ceiling light, power points, feature plate rails, loft access and built in storage.

Bedroom One

10'7" x 17'4"

Impressive double glazed bay window to the front aspect, high ceilings, carpeting throughout, central ceiling light, potential for storage to one wall, electric storage heaters

Bedroom Two

12'5" x 10'0"

Double glazed window to the front aspect, high ceilings with central ceiling light, power points, potential for storage to one wall and carpeting throughout.

Lounge

13'3" x 12'0"

High ceilings with central ceiling light, internal double glazed window looking through the garden room, carpeting, central fireplace with electric fire within, telephone points, AV points, power points, storage heater and an open arch leading into the dining area.

Dining Area

6'11" x 11'1"

High ceilings with central ceiling light, carpeting throughout, power points, electric storage heater and double glazed sliding doors onto the rear garden.

Kitchen

5'8" x 9'8"

High ceilings with central ceiling light, white top and base storage units, tiled splash backs, stainless steel sink with draining board, space for a four ring gas hob, washer/ dryer, fridge freezer, power points, internal sliding doors, double glazed window to the rear and a double glazed door into the garden room.

Bathroom

9'9" x 4'6"

High ceilings with central ceiling light, obscure double glazed window to the rear, panelled bath, dual flush w/c half tiled walls surround, wall mounted mirrors storage pedestal sink, electric water system, 'britony', mounted electric heater, tiled effect vinyl floors throughout.

Garden Room

11'2" x 10'8"

Double glazing to the front and side aspect, double glazed door onto the patio, tiled effect floor throughout, telephone points, paraspect roof.

Garden

100ft +
Gated side access, courtesy door into the garage, mainly laid to lawn with mature trees with bedding and borders, concrete base with space for a further shed, vegetable patch, rear wooden shed to remain and the foliage to the rear of the garden hides around fifteen foot of the garden.

Garage

Up & Over Door. Window to the side, potential for built in storage. (These have great potential to converted into a large summer house)

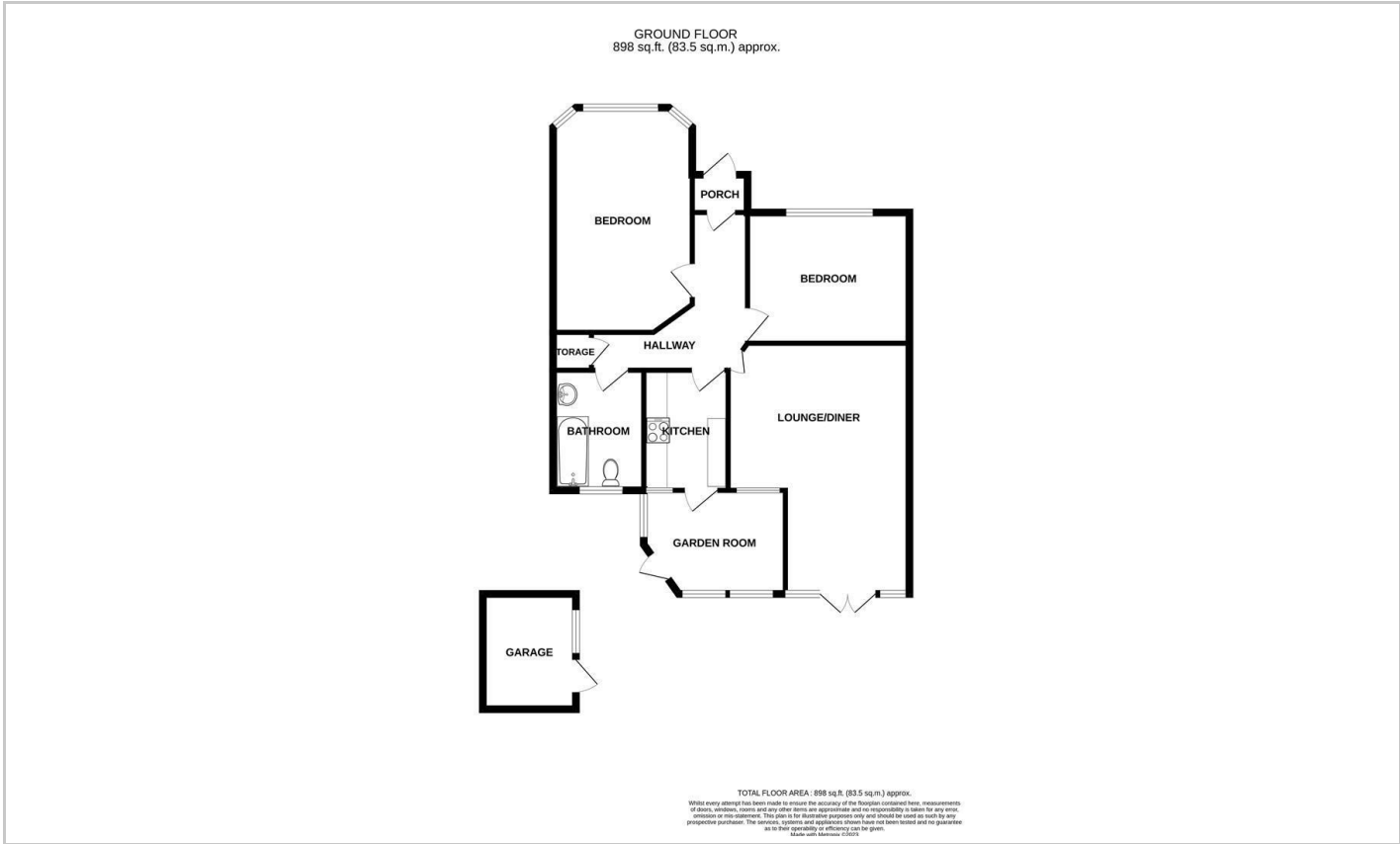
Agents note

The property has fantastic potential for a square rear extension creating an open plan family kitchen/dining area as others have done in the road. There is also loft space to create further bedroom upstairs if necessary. All of which would be subiect to correct planning permission.

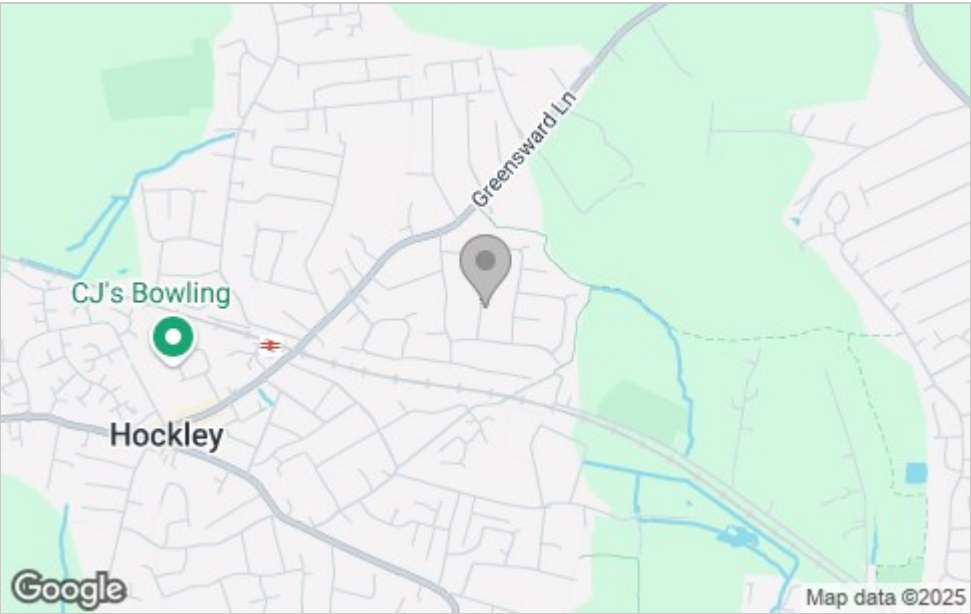
Probate passed.



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.

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11 Main Road, Hockley, Essex, SS5 4QY

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

Energy Efficiency Graph

