

## Bramerton Road, Hockley, SS5 4PJ



**Guide Price £475,000 - £500,000**

Situated in a sought after, rarely available location just a stone's throw from the village and close walking distance to shops, mainline railway station and schools, is this spacious three/four bedroom detached bungalow benefiting from having approximately 70ft rear garden with double workshop and garage to the rear and own driveway to the front providing off-street parking. The property requires modernisation throughout but offers huge potential for extension to both ground and first floor, subject to planning permission.

**NO ONWARD CHAIN.**

Council Tax Band:D. EPC Rating:tbc. Our Ref 18043



Entrance via entrance door to

### ENTRANCE PORCH

Door to

### ENTRANCE HALL

Stairs to first floor accommodation. Coving to textured ceiling.



### GROUND FLOOR BEDROOM ONE 13' 9" x 13' (4.19m x 3.96m)

Double glazed bay window to the front aspect. Textured ceiling. Radiator.



### GROUND FLOOR BEDROOM TWO 12' 3" x 12' 2" (3.73m x 3.71m)

Double glazed window to the front aspect. Fitted wardrobes. Coving to textured ceiling. Radiator.



### GROUND FLOOR BEDROOM THREE 12' 9" x 8' (3.89m x 2.44m)

Double glazed window to the rear aspect. Coving to textured ceiling. Radiator.





### **LOUNGE/DINER 23' x 12' 2" (7.01m x 3.71m)**

Double glazed patio doors providing access to rear garden. Coving to textured ceiling. Radiators.



### **KITCHEN 12' 9" x 8' 5" (3.89m x 2.57m)**

Double glazed window to the side aspect. Door providing access to Conservatory. Base and eye level units. Inset stainless steel sink drainer unit. Space for appliances. Cupboard housing boiler. Coving to textured ceiling.

### **CONSERVATORY 16' 5" x 6' 10" (5m x 2.08m)**

Double glazed windows. Double glazed door providing access to rear garden.



### **GROUND FLOOR BATHROOM**

Obscure double glazed window to the side aspect. Wall mounted wash hand basin. Panelled bath. Airing cupboard. Tiled walls. Coving to textured ceiling. Radiator.



### **GROUND FLOOR CLOAKROOM/WC**

Obscure double glazed window to the side aspect. WC with low level cistern. Tiled effect flooring. Coving to ceiling.





## FIRST FLOOR ACCOMMODATION

**LOFT ROOM 16' 4" x 13' 8" (4.98m x 4.17m)**  
**(RESTRICTED HEAD HEIGHT INTO EAVES)**

Double glazed window to the front aspect.



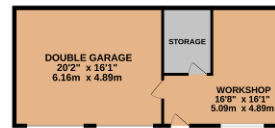
The **FRONT** has own driveway providing off-street parking with double gates providing access to the rear.

## EXTERIOR

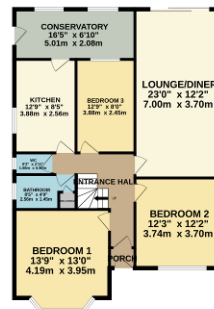
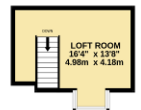
The **REAR GARDEN** measures approximately 70' x 40' (21.34m x 12.19m) with lawn area and large hardstanding paved area leading to **DETACHED, PURPOSE BUILT OUTBUILDING** accessed via double electric Up & Over garage doors into **DOUBLE GARAGE** area 20' 2" x 16' 1" (6.15m x 4.9m) with internal door providing access into **WORKSHOP** area 16' 8" x 16' 1" (5.08m x 4.9m) with double glazed window, door into storage room/area, and personal door to rear garden.



GROUND FLOOR  
 166 sq ft (15.4 sq m) approx.



LOFT FLOOR  
 135 sq ft (12.5 sq m) approx.



TOTAL FLOOR AREA: 395 sq ft (372.4 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, walls and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The architect, surveyor and quantities shown here have not been visited and no guarantee as to their accuracy or efficiency can be given.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.