



31 Marylands Avenue, Hockley, Essex, SS5 5AH

Three Bedroom Semi-Detached House / Guide Price: £425,000 - £450,000 / Tel: 01702 207720



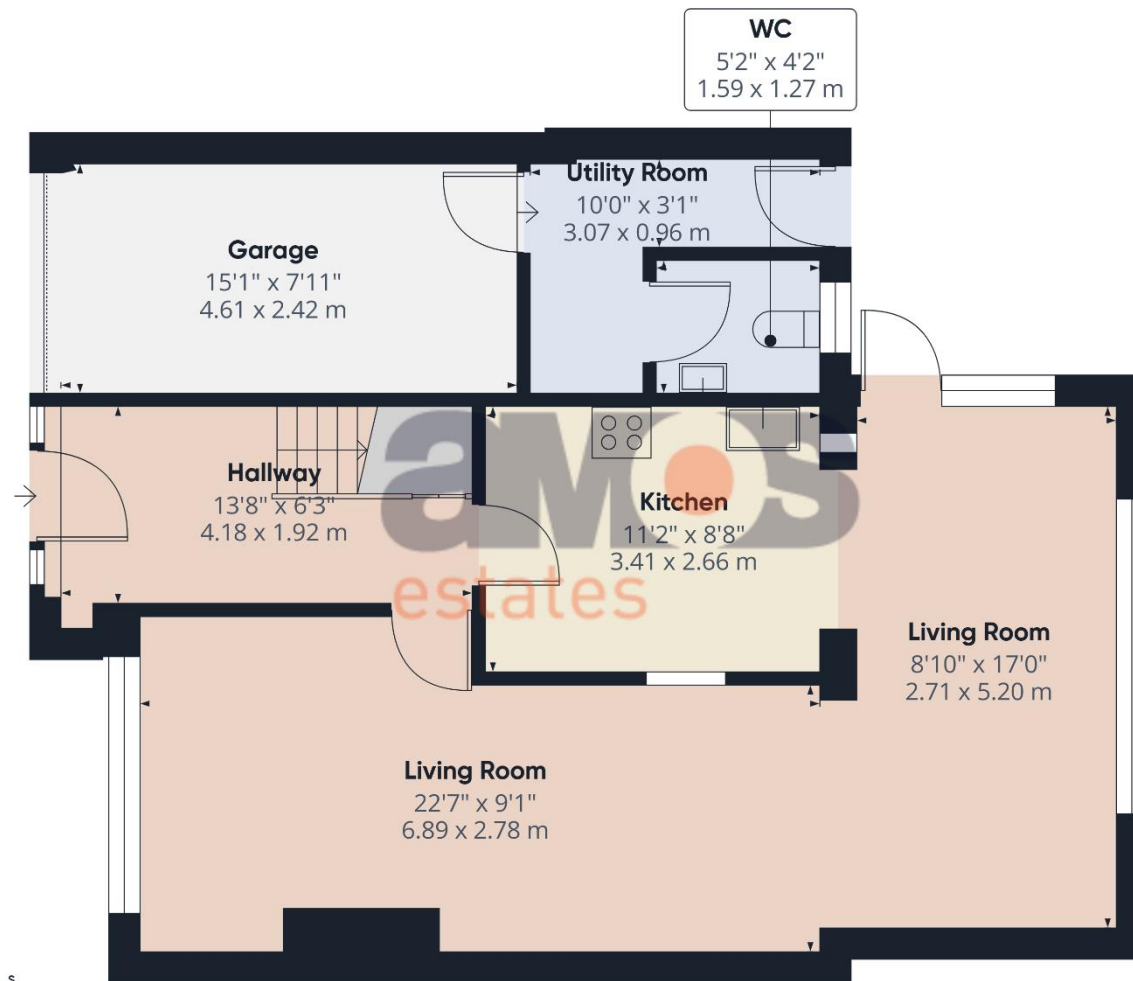


This three-bedroom home offers **spacious and versatile** accommodation, with generous living areas, a practical kitchen and plenty of useful storage. The ground floor features a welcoming entrance hall leading to a spacious dining/living room with **feature fireplace**, which opens through to a further sitting area with windows overlooking the rear garden and direct garden access. The kitchen has generous space for a variety of appliances. Upstairs, there are three bedrooms, alongside a three-piece family bathroom. The third bedroom also lends itself well to use as a home office. Outside, the property benefits from a good-sized rear garden with patio areas and a wooden shed with additional storage. To the front, a driveway provides off-road parking. Offering flexible living accommodation, excellent outdoor space, parking and an integral garage, this is an appealing home with plenty to offer and is well worth an internal viewing to appreciate the space and versatility available.

Location-wise, this property is ideally positioned for the many amenities Hockley has to offer. Hockley Railway Station is within easy walking distance, providing convenient rail links for commuters, while Hockley town centre is also close by with a selection of shops, cafés and everyday amenities. Families are well served by a choice of nearby schools. For those who enjoy the outdoors, Marylands Nature Reserve is close at hand, while Hockley Woods provides further opportunities for walks and recreation. With its convenient setting, excellent local amenities and flexible accommodation, this is a home that should be viewed to be fully appreciated. We have created a **360' virtual tour**.

Find us on





Ground Floor

Approximate total area⁽ⁿ⁾

765 ft²
71 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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A space to call home.



First Floor



Approximate total area⁽¹⁾

393 ft²
36.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property Information

- / Three-bedroom family house
- / Spacious dining/living room with feature fireplace
- / Additional sitting area with direct access to the rear garden
- / Bright, fitted kitchen
- / Built-in storage to bedrooms two and three
- / Good-sized rear garden with patio, lawn and mature planting backing onto woodland
- / Integral garage with power and lighting
- / Driveway providing off-road parking
- / 360' Virtual Tour Available!

Entrance Hall /

13'8 x 6'3

Double glazed windows to front aspect, textured and coved, tiled flooring, staircase to first floor living accommodation with fitted carpet and wood balustrade, radiator, fitted wall lights, power points, doors leading off:

Dining & Living Room /

22'7 x 9'1

Double glazed window to front aspect, plastered and textured ceiling, fitted carpet, feature fireplace, fitted wall lights, radiator, power points, open access to:

Further Sitting Area /

8'10 x 17'0

Double glazed window to rear and side aspect and door to rear garden, plastered and coved ceiling with spotlights, fitted carpet, radiator, power points, open access to:

Kitchen /

11'2 x 8'8

Fitted at both eye and base level in a range of white units with working surface over, space for appliances such as fridge/freezer, cooker, washing machine and wine cooler fridge, 1.5 stainless steel sink with mixer tap and drainer, extractor fan, plastered ceiling with integrated spotlights, floor covering, power points.

Landing /

8'10 x 6'3

Plastered ceiling, fitted carpet, doors leading off:





Bathroom /

5'7 x 7'9

Three-piece suite comprising of integrated bath with fitted shower unit, sink top and mixer tap, low level w/c with dual flush, double glazed roof windows, smooth plastered ceiling with integrated spotlights, tiled flooring and tiled walls, chrome heated towel rail.

Bedroom One /

10'4 x 9'9

Double glazed windows to rear aspect, textured ceiling, fitted carpet, radiator, power points.

Bedroom Two /

12'1 x 10'1

Double glazed windows to front aspect, textured ceiling, fitted carpet, built in wardrobes, radiator, power points.

Bedroom Three /

10'3 x 7'6

Double glazed windows to front aspect, textured ceiling, fitted carpet, built in storage space, radiator, power points.

Rear Garden /

Patio to side and rear of property followed by lawn area, further patio area to the rear of property, secure fence boundaries, mature planting, wooded aspect at rear, wooden shed and storage, water tap.

Integral Garage /

15'1 x 7'11

Up and over door, power and light fitted, door to:







Utility Area /

10'0 x 3'1

Suspended ceiling, light fitted, power points, door to rear garden, door to:

W/C /

5'2 x 4'2

Double glazed windows to rear aspect, plastered ceiling, fitted light, low-level WC, wall mounted sink.

Front Garden /

In and out driveway providing parking for vehicles, garage entrance, mature planting, stone wall boundary to one side.

EPC Rating /

Current: Pending

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