

Branksome Avenue | | Hockley | SS5 5PG

Price Guide £550,000 - £570,000

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Estate Agents

* GUIDE PRICE £550,000 - £575,000 * PARKING FOR TWO * WALK TO HOCKLEY STATION * A FEW FOOTSTEPS TO THE WOODS * POSSIBLE FOURTH BEDROOM * IMMACULATE INTERIORS * This fabulous three/four bedroom detached house occupies an elevated position in the heart of Hockley and seconds from the woods. Offering spacious and versatile accommodation, the property boasts an open-plan lounge-diner with bi-folding doors opening onto the sunny rear garden, a bright, high-specification kitchen-breakfast room, a separate snug/possible fourth bedroom and a useful home office/study.

Beautifully presented and tastefully decorated throughout, the property is ready to move into. Hockley offers a welcoming village atmosphere, with a range of local shops, cafés, amenities and the home is the nearby Hockley Woods and with only a walk to Hockley Station with its' links to London Liverpool Street and Southend Victoria.

A fantastic opportunity to secure a wonderful family home in a sought-after location. Early viewing is highly recommended to avoid disappointment!

- Right by scenic Woodlands
- Walk to Hockley Station
- High specification kitchen and reception spaces
- Bi-fold doors out to the circa 60ft garden
- Versatile three/four bedroom layout
- Study on first floor
- Beautiful modern four-piece bathroom
- Downstairs WC
- Immaculately well presented throughout
- Plenty of storage

Frontage/Parking

Paved driveway for two vehicles to front with planting border to side with mature shrubs.

Hallway

Composite door with obscured centre window to front. Spotlights, wall mounted radiator, under stairs storage cupboard and wooden flooring throughout. Access to downstairs WC and snug.

















Downstairs WC
5'5 x 3'9 (1.65m x 1.14m)
Spotlights, obscured window to side, wall mounted radiator, wash basin with fitted storage, low-level WC, tiled walls and tiled flooring.

Lounge-Diner
23'1 x 12'6 (7.04m x 3.81m)
Two ceiling mounted light fittings, wall mounted radiator, two sets of bifold doors to terrace, media wall with floating recessed storage and additional cupboards and wooden flooring throughout.

Kitchen
14'7 x 12'3 (4.45m x 3.73m)
Spotlights, two obscured windows to side, tiled splashback and wooden flooring throughout. Range of wall and floor mounted units including ceramic sink with drainer, integrated double oven and additional single oven/microwave with separate gas hob and extractor fan overhead. Space for American style fridge/freezer and dishwasher.

Breakfast Area
Access from hallway and kitchen. Decorative wooden panelling and wooden flooring throughout.

Snug/Bedroom Four
14'10 x 7'5 (4.52m x 2.26m)
Ceiling mounted light fitting, double window to front, wall mounted radiator and tiled flooring throughout. Further access to utility cupboard. Additional use as downstairs bedroom (bedroom four).

First Floor Landing
Spotlight, loft hatch with fitted wooden loft ladder and wooden flooring throughout. Access to all bedrooms, study and family bathroom.

Study on First Floor
7'7 x 6'8 (2.31m x 2.03m)
Ceiling mounted light fitting, large double window to front, vertical wall mounted radiator and wooden flooring throughout.











Master Bedroom
12'7 x 12'7 (3.84m x 3.84m)
Ceiling mounted light fitting, large double window to rear, wall mounted radiator, fitted wardrobes and carpeted throughout.

Second Bedroom
12'5 x 9'10 (3.78m x 3.00m)
Window to rear, coving, wall mounted radiator and carpet throughout.

Third Bedroom
12'6 x 8 (3.81m x 2.44m)
Ceiling mounted light fitting, large double window to front, wall mounted radiator, fitted wardrobes and carpeted throughout.

Bathroom
10'1 x 6'9 (3.07m x 2.06m)
Spotlights, obscured windows to side, heated towel rail, recessed wall shelving, wash hand basin with fit fitted storage, walk-in double shower unit, freestanding bath, low-level WC and wooden effect flooring throughout.

Sun Terrace
Access via bi-folding doors in living-dining area. Raised wood and decking platform further leading to lawn and side storage, with access from front and rear.

Garden
Lawn area with mature tree to rear. Circa 60 foot rear garden. Further access via side gate to left-hand side of property.







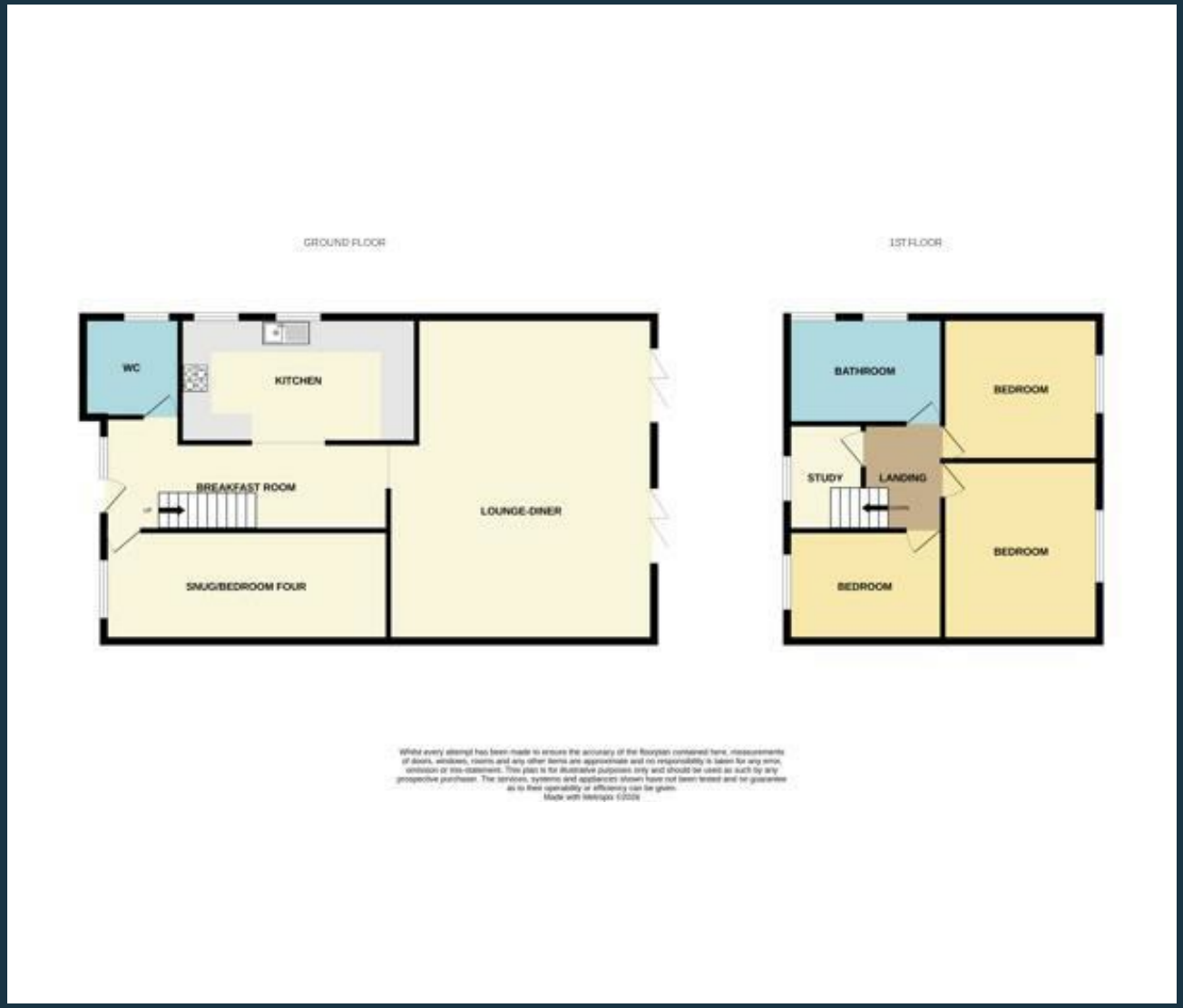


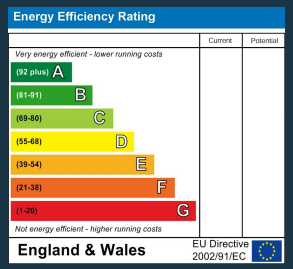












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