



Branksome Avenue | | Hockley | SS5 5PF

Guide Price £450,000 -  
£475,000

**bear**  
*Estate Agents*

\*Guide Price £450,000 - £475,000\*

Bear Estate Agents are pleased to present this three-bedroom semi-detached home, offering spacious and beautifully modernised accommodation throughout. Well presented and finished to a high standard, the property combines contemporary style with practical living spaces, ideal for modern family life. Features include a spacious lounge and a stylish open-plan kitchen diner, designed as the heart of the home, along with the added convenience of a downstairs WC.

Located in the popular area of Hockley, the home offers bright and well-proportioned rooms arranged over two floors. Bedroom one benefits from an en-suite shower room, while the remaining bedrooms are generously sized and served by a modern family bathroom.

Externally, the property offers ample off-street parking to the front, side access, and an outbuilding with power, ideal for a home office, gym, or additional storage. Conveniently situated close to local amenities, schools, and transport links, this is a well-appointed home in a sought-after location.

- Semi Detached House
- Off Street Parking
- Modernised Throughout
- Beautiful Kitchen
- Outbuilding With Power
- Side Access
- Close To Local Amenities
- Downstairs WC

### Entrance Hall

Obscure double glazed window to the front aspect, access to downstairs WC and laminate flooring throughout.

### Ground Floor WC

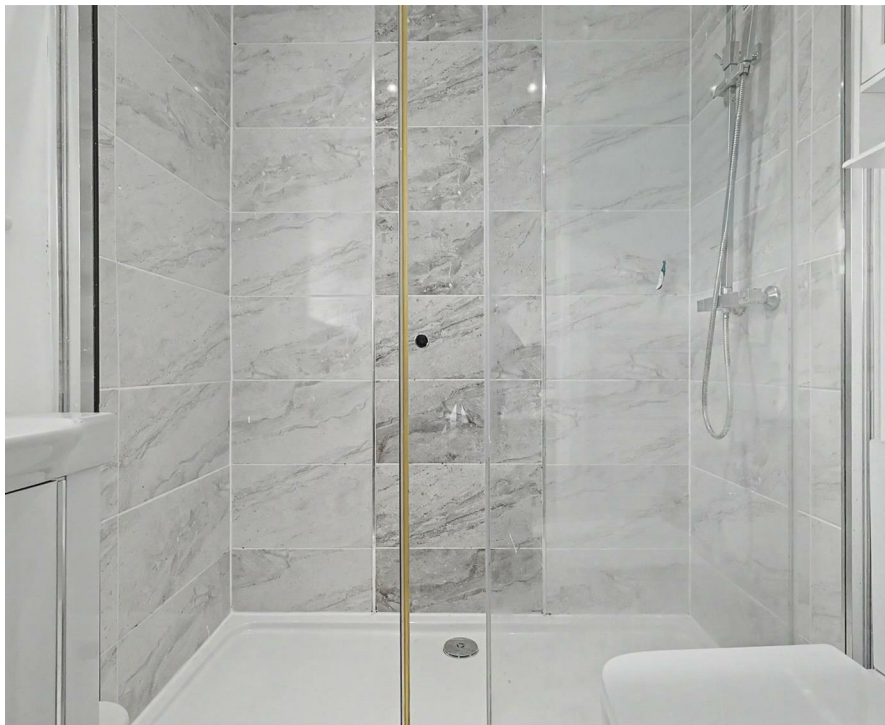
Vanity sink unit with storage, WC and tiled surrounds.

### Lounge

15'0 x 12'0 (4.57m x 3.66m)

Smooth ceiling with pendant ceiling light, double glazed French doors to the rear, power points, wall mounted radiator and carpeted flooring throughout.





### **Kitchen Diner**

15'0 x 14'0 (4.57m x 4.27m)

Smooth ceiling with inset spotlights, double glazed window to the front aspect, eye and base level units, breakfast bar area, inset microwave and oven, integrated fridge freezer, integrated white goods, dishwasher, electric hob with extractor fan above, wooden flooring throughout, power points and wall mounted radiator.

### **Landing**

Smooth ceiling with pendant ceiling light, loft access, double glazed window to the side aspect, storage cupboard, power points and carpeted flooring throughout.

### **Bedroom One**

13'0 x 9'0 (3.96m x 2.74m)

Smooth ceiling with pendant ceiling light, double glazed windows to the front aspect, power points, wall mounted radiator, carpeted flooring throughout and access to ensuite bathroom.

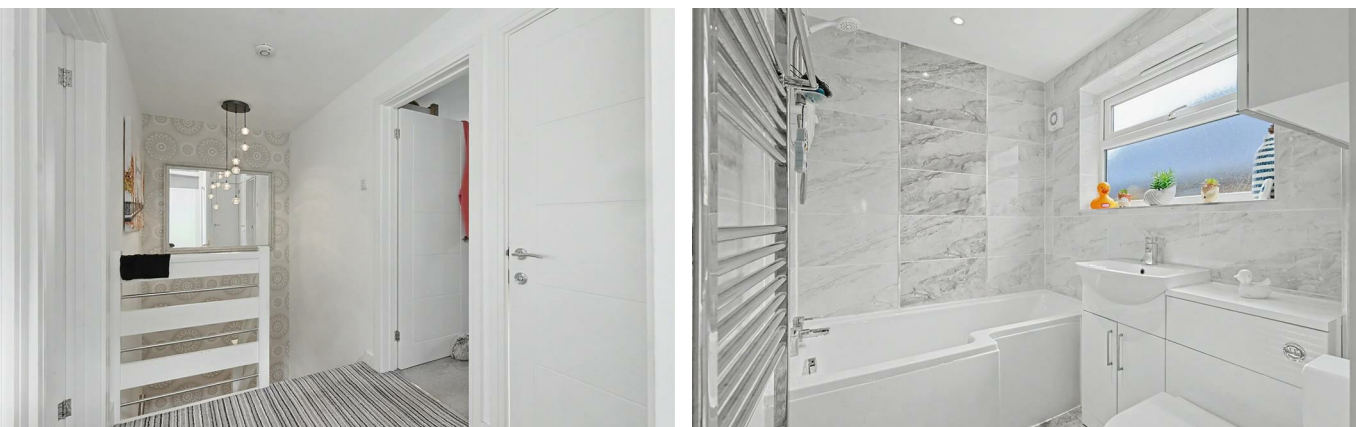
### **Ensuite**

Smooth ceiling with inset spotlights, tiled surrounds, walk in shower unit with shower head attachment, WC, vanity sink unit with storage below and double glazed windows to the front.

### **Bedroom Two**

13'0 x 8'10 (3.96m x 2.69m )

Smooth ceiling with pendant ceiling light, double glazed window to the rear aspect, wall mounted radiator, space for wardrobe storage, power points and carpeted flooring throughout.



### Bedroom Three

12'0 x 6'0 (3.66m x 1.83m)

Smooth ceiling with pendant ceiling light, double glazed window to the rear aspect, wall mounted radiator and carpeted flooring throughout.

### Bathroom

Smooth ceiling with inset spotlights, obscure double glazed window, panelled bath unit with shower head attachment, vanity sink unit with WC, tiled surrounds and tiled flooring throughout.

### Outbuilding

15'6 x 17'10 (4.72m x 5.44m )

Double UPVC doors to front, spotlights, fitted bar area and wooden effect flooring throughout. Fitted with lighting and power.

### 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.

Council Tax Band - C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

11 Main Road  
Hockley  
Essex  
SS5 4QY  
01702 416476  
hockley@bearestateagents.co.uk  
<https://www.bearestateagents.co.uk>