



Kendal Close | Hullbridge | Hockley | SS5 6DW

£375,000

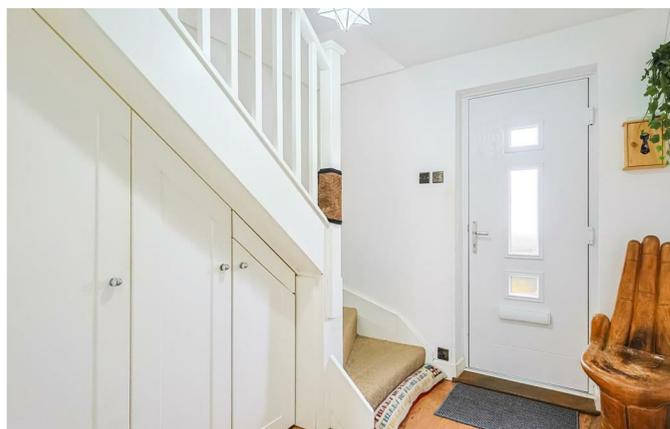
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Bear Estate Agents is glad to welcome this charming three-bedroom semi-detached property, boasting off-street parking and a complete onward chain.

The home offers a spacious and modern kitchen, a generous dining room ideal for family gatherings, and a convenient utility room. Externally, the property benefits from an outbuilding equipped with power and lighting, perfect for use as a workshop, office, or additional storage. The primary bedroom boasts an en-suite bathroom and integrated storage, providing both comfort and functionality.

Ideally situated close to the River Crouch, this delightful home combines contemporary living with a peaceful location making it perfect for families and professionals alike. Located close to local amenities and reputable schools, this home enjoys a well-connected position in a friendly community.

- Semi-Detached House
- Off Street Parking
- Close To The River Crouch
- Utility Room
- Spacious Kitchen Diner
- Outbuilding With Power
- Ensuite To Master Bedroom



Entrance Hall

8'6 x 8'0 (2.59m x 2.44m)

Smooth ceiling with pendant ceiling light, understairs storage, access to downstairs bathroom and wooden effect flooring throughout.



Reception Room

14'2 x 11'0 (4.32m x 3.35m)
Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, power points and wooden effect flooring throughout.

Kitchen / Dining Area

18'8 x 12'11 (5.69m x 3.94m)
Two ceiling mounted light fittings, wall mounted radiator, integrated built-in storage with space for fridge/freezer, wooden flooring to dining area and French doors to rear garden. To kitchen area, window to rear, door to sun room, and tiled flooring. Range of wall floor mounted units, with integrated stainless steel sink unit, dishwasher, integrated oven with gas hob and extractor fan overhead.

Bathroom

7'3 x 5'7 (2.21m x 1.70m)
Obscure double glazed window, vanity sink unit with WC, heated towel rail and laminate flooring throughout.

Utility Room

6'5 x 4'1 (1.96m x 1.24m)
Eye and base level units with roll edge work surfaces and plumbing for washing machine.

Reception Room

13'7 x 6'5 (4.14m x 1.96m)
Double glazed French style doors to rear, cupboard housing gas meter, wood effect flooring throughout and space for storage.

Upstairs Landing

Smooth ceiling with pendant ceiling light, wall mounted radiator, access to all rooms and carpeted flooring throughout.





Bedroom One

11'7 x 10'4 (3.53m x 3.15m)

Smooth ceiling with pendant ceiling light, double glazed window to the rear aspect, inset storage, power points, carpeted flooring throughout and access to the ensuite bathroom.

Ensuite

Double glazed velux window to the rear, WC, corner shower unit, wash hand basin, wall mounted radiator and laminate flooring throughout.

Bedroom Two

12'3 x 9'4 (3.73m x 2.84m)

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

Bedroom Three

9'0 x 6'5 (2.74m x 1.96m)

Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, power points and carpeted flooring throughout.

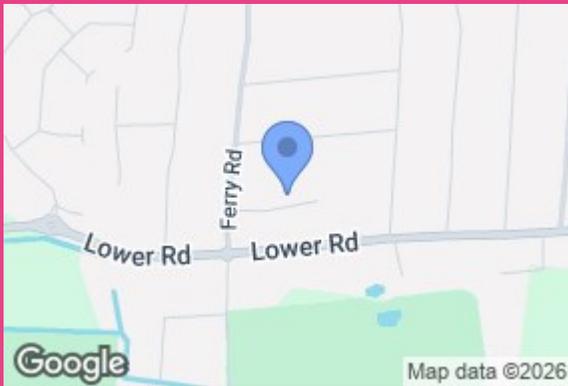
Agents Notes

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.

Tenure - Freehold
Council Tax Band - C



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GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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