



Malyons Lane | Hullbridge | Hockley | SS5 6EN  
Guide Price £375,000 - £400,000

**bear**  
*Estate Agents*

Guide Price £375,000 - £400,000 \* PARKING FOR TWO \* FLOORPLAN CAN BE AMENDED TO ALLOW FOR 3 BEDROOMS \* LARGE TWO BED CURRENTLY \* BUILT-IN WARDROBES \*

This two double bedroom semi-detached house in Hullbridge offers a fantastic opportunity to acquire a beautifully modernised home, ideally positioned close to local amenities and transport links. Boasting stylish interiors throughout, the property features spacious living accommodation including a convenient downstairs WC and an ensuite to bedroom one, perfectly suited to modern living. The generous south facing rear garden provides an excellent outdoor space for relaxing and entertaining, while side access and off-street parking add further practicality and appeal.

The property offers well-proportioned accommodation throughout, creating a bright and comfortable environment ideal for a range of buyers. Finished to a high standard, the home combines contemporary design with functional living spaces, offering flexibility and comfort for everyday life.

This home represents an excellent opportunity for those seeking a move-in ready property in a desirable village location. With its modern finish, spacious garden, and sought-after features, this is a must view.

- Semi detached house
- Side access
- Air-con throughout the property
- Downstairs WC
- Double bedrooms
- Off street parking
- South facing rear garden
- Ensuite to bedroom one
- Shed with lighting and power
- Two fitted wardrobes in bedroom one

### Hallway

Composite door to front. Ceiling mounted light fitting, wall mounted radiator and Amtico flooring throughout. Access to downstairs WC and living room.

### Living Room

11'10 x 16'2 (3.61m x 4.93m )

Ceiling mounted light fitting, double window to front and additional window to side, wall mounted radiator, media wall with integrated electric fire, air conditioning unit and Amtico flooring throughout.

### Kitchen

15'0 x 10'5 (4.57m x 3.18m )

Spotlights, window to rear, wall mounted radiator and Amtico flooring throughout. Range of wall and floor mounted units including integrated oven with induction hob and extractor fan overhead, stainless steel sink and dryer, integrated fridge/freezer and integrated slimline dishwasher. Under stairs storage cupboard and French doors lead to rear garden.





### Downstairs WC

Ceiling mount fitting, wall mounted radiator, wash hand basin, low-level WC and Amtico flooring throughout.

### Landing

Ceiling mounted light fitting, wall mounted radiator, over stairs storage cupboard, loft hatch and carpeted throughout. Access to both bedrooms and bathroom.

### Bedroom One

13'9 x 15'0 (4.19m x 4.57m)

Ceiling mounted light fitting, wall mounted radiator, two windows to front, two sets of fitted wardrobes, air-conditioning unit and carpeted throughout. Access to ensuite.

### Ensuite

Ceiling mounted light fitting, obscured window to side, heated towel rail, walk-in shower unit, wash hand basin, low-level WC, part tiled walls and tiled flooring throughout.

### Bedroom Two

10'2 x 8'5 (3.10m x 2.57m )

Ceiling mounted light fitting, window to rear, wall mounted radiator, air-conditioning unit and carpeted throughout



### Bathroom

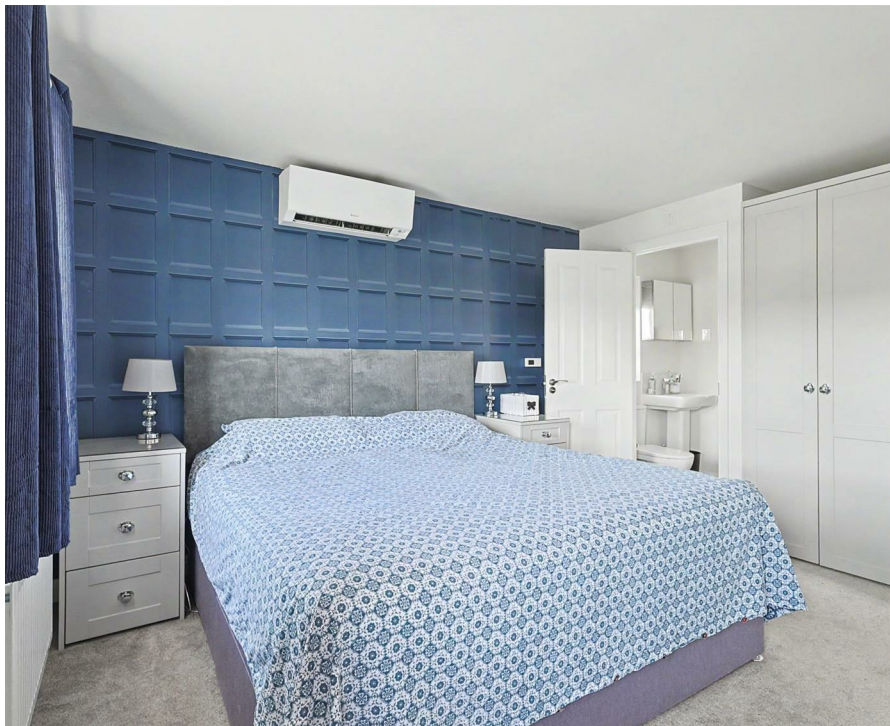
Ceiling mounted light fitting, obscured window to rear, heated towel rail, bath with shower overhead, wash hand basin, low-level WC, part tiled walls and vinyl flooring.

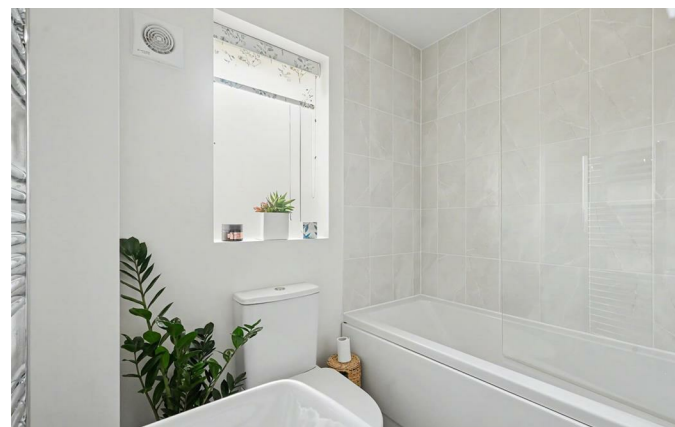
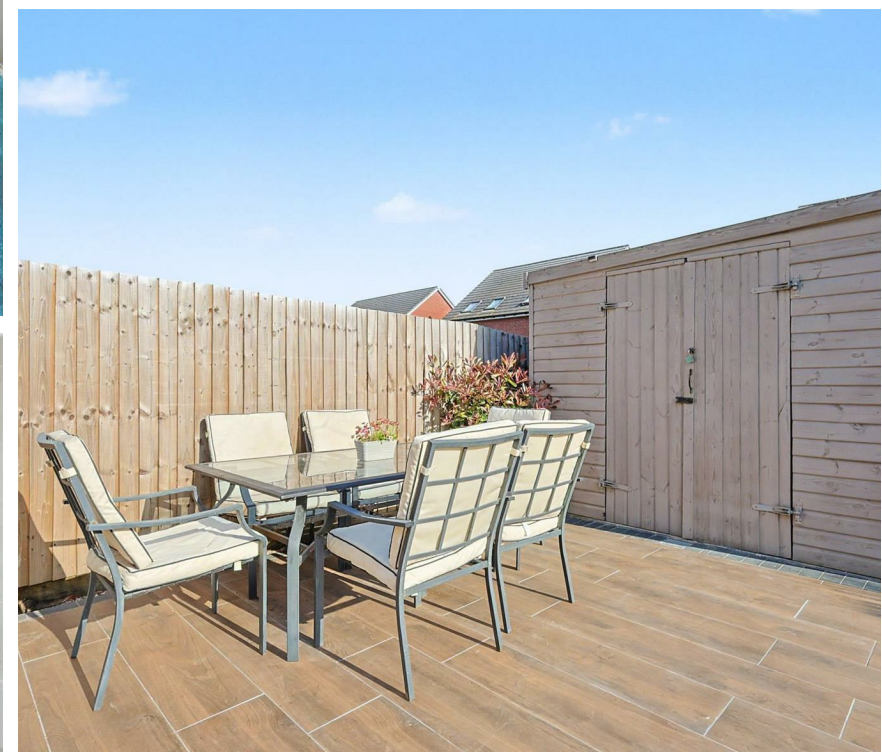
### Rear garden

Accessed via French doors in kitchen and large double gate to side. Porcelain tiled patio area wrapped around to side with remainder laid to lawn. Outside tap and electric. Plant border to one side and detached large shed to the other. Security lights and side motion sensors.

### Shed

Fitted with lighting and power throughout. Outside garden light to side.



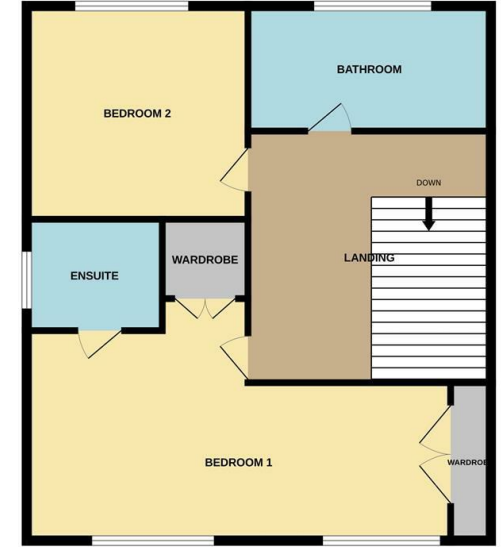




GROUND FLOOR



1ST FLOOR



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			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(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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