

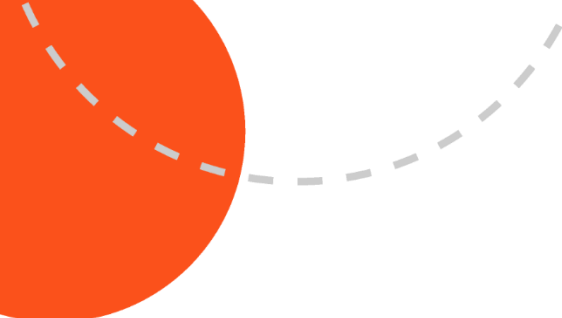


53 Orchard Avenue, Hockley, Essex, SS5 5BA

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

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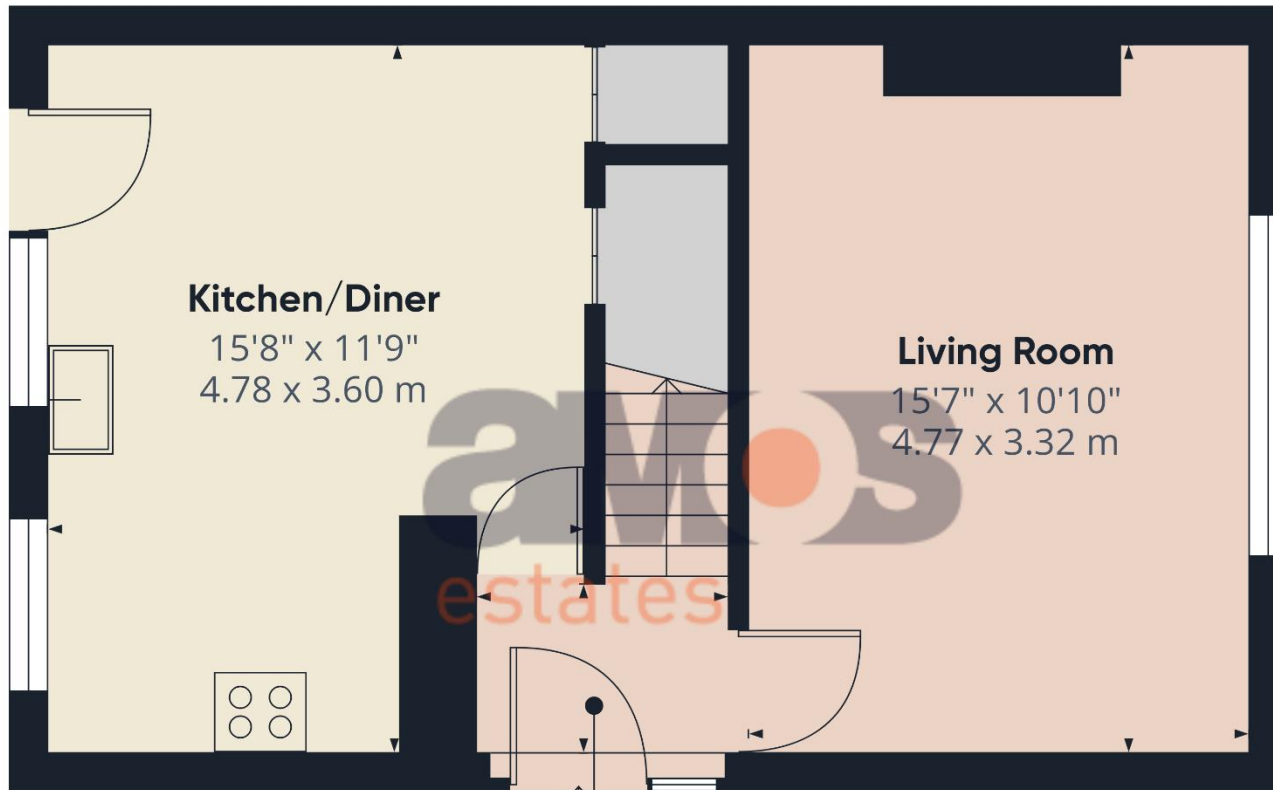


Perfect for family living, this well-presented **four-bedroom** semi-detached home enjoys well balanced accommodation throughout. The ground floor features a fitted kitchen with space for a dining table and direct access to the rear garden, creating a practical and sociable layout. To the front of the property is a comfortable living room, offering a bright and welcoming space to relax. On the first floor, there are three well-proportioned bedrooms along with a three-piece family bathroom, providing an ideal layout for family life. To the second floor is the main bedroom, benefitting from its own en-suite shower room. Outside, the rear garden is designed for easy maintenance and features a sun patio and lawn area, perfect for outdoor seating and low-maintenance enjoyment. To the front, the property provides off-road parking for vehicles.

Location wise the house is perfect for families with nearby wooded areas, a short walk down to the train station and the Village shops plus easy access to both Plumberow and Greensward Schools. Check out the **360° virtual tour** and book your viewing today!

Find us on





Kitchen/Diner
15'8" x 11'9"
4.78 x 3.60 m

Living Room
15'7" x 10'10"
4.77 x 3.32 m

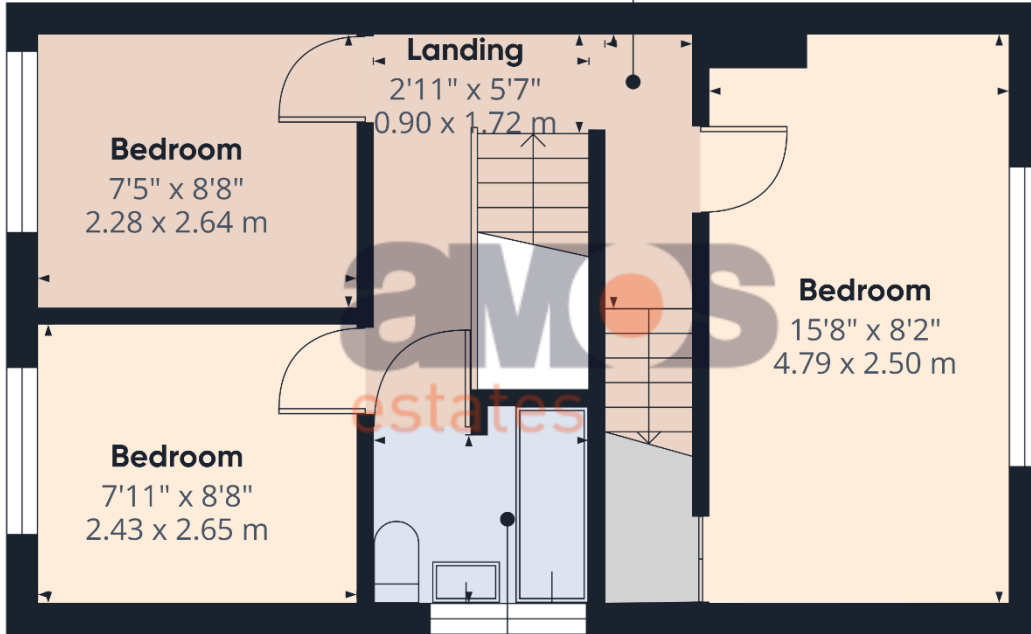
Entrance Hall
3'10" x 5'5"
1.17 x 1.66 m



Ground Floor

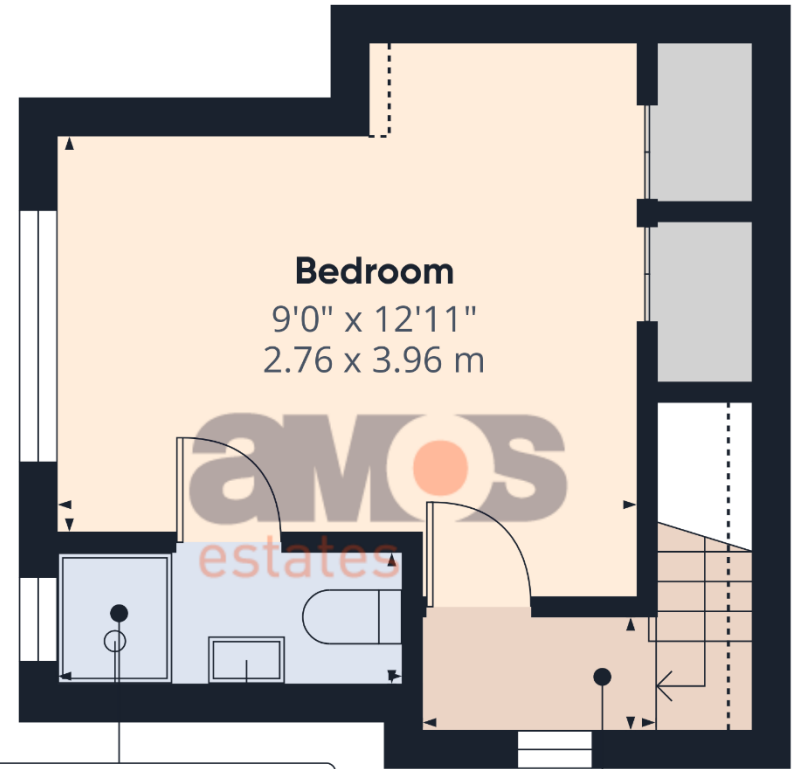
**A space to
call home.**

Landing
7'8" x 2'2"
2.34 x 0.68 m



Bathroom
4'10" x 5'9"
1.48 x 1.75 m

First Floor



En-Suite Shower Room
3'3" x 7'9"
0.99 x 2.37 m

Landing
2'9" x 5'1"
0.85 x 1.55 m

Second Floor



Property Information

- / Four double bedroom semi-detached home
- / Well-presented accommodation throughout
- / Spacious kitchen/diner with space for dining table
- / Gas combi boiler in Kitchen
- / Direct access from kitchen to rear garden
- / Bright and comfortable front living room
- / Main bedroom with en-suite shower room
- / Three-piece family bathroom serving remaining bedrooms
- / Low-maintenance rear garden with patio and lawn
- / Off-road parking via paved driveway
- / Convenient location close to train station and village shops
- / Short walk to nearby wooded areas
- / New flat roof and electrical consumer unit (2024)
- / Council Tax Band: C
- / EPC Rating: D
- / Approx 960 Sq. Ft in Size
- / 360' Virtual Tour Available



Entrance door leading to:

Entrance Hall /

5'5 x 3'10

Double glazed window plastered ceiling, wood effect floor covering, staircase to first floor living accommodation with fitted carpet, radiator, doors leading off:

Kitchen/Diner /

15'8 x 11'9

Fitted at both eye and base level in a range of white units with working surface over, integrated appliances such as oven and four ring gas hob with extractor fan above, stainless steel sink unit with mixer tap and drainer, space for appliances such as fridge/freezer, washing machine and dishwasher, double glazed windows to rear aspect and double glazed door to rear garden, plastered ceiling, wood effect floor covering, understairs storage cupboards, space for dining table, radiator, power points.

Living Room /

15'7 x 10'10

Double glazed window to front aspect, plastered and coved ceiling, wood effect floor covering, feature fireplace, fitted wall lights, radiator, power points.

Landing /

5'7 x 2'11 plus 7'8 x 2'2 plus 7'6 x 2'8

Plastered ceiling, fitted carpet, staircase to second floor living accommodation with fitted carpet, doors leading off:







Bedroom Two /

15'8 x 8'2

Double glazed window to front aspect, plastered ceiling, fitted carpet, understairs storage cupboard, radiator, power points.

Bedroom Three /

7'11 x 8'8

Double glazed window to rear aspect, artex ceiling, fitted carpet, radiator, power points.

Bedroom Four /

7'5 x 8'8

Double glazed window to rear aspect, artex ceiling, fitted carpet, radiator, power points.



Bathroom /

5'9 x 4'10

Three-piece suite comprising integrated bath with mixer tap and fitted electric shower unit with safety glass, pedestal hand wash basin with mixer tap, low level w/c, double glazed window to side aspect, plastered ceiling, tiled flooring and part tiled walls, radiator.

Second Floor Landing /

5'1 x 2'9

Double glazed window to side aspect, plastered ceiling, fitted carpet, door to:



Bedroom One /

12'11 x 9'0

Double glazed window to rear aspect, plastered ceiling, fitted carpet, built in wardrobes (housing loft hatch), radiator, power points, door to:

En-Suite Shower Room /

7'9 x 3'3

Three-piece suite comprising of walk-in shower with fitted electric shower unit, pedestal hand wash basin with separate taps and low-level w/c, double glazed window to rear aspect, plastered ceiling, floor covering, radiator, extractor fan.

Rear Garden /

Sun patio to immediate rear of property followed by lawn area, secure fence boundaries, mature planting and shrubs, wooden shed, side gate providing access to front garden, water tap.

Front Garden /

Paved driveway providing parking for vehicles, lawn area, fence boundary to either side.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

