



**BUCKINGHAM ROAD**  
**HOCKLEY, SS5 4UE**

**GUIDE PRICE £325,000**  
**FREEHOLD**

\*\* NO ONWARD CHAIN - A CHARMING TWO BEDROOM HOUSE WITH A DOUBLE LENGTH GARAGE  
WITHIN WALKING DISTANCE OF MAJOR RAIL LINKS SERVING LONDON'S LIVERPOOL STREET LINE

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**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# BUCKINGHAM ROAD

- No onward chain
- Two bedroom semi detached property
- Entrance porch
- Bright & airy lounge
- Fitted kitchen with Vaillant combination boiler
- Bathroom/w.c
- Double glazed & gas central heating
- Independent driveway leads to the garage
- Within 0.4 miles to Hockley mainline station
- Close to shops and well regarded schools



RP&C Estate Agents are delighted to present this charming two bedroom semi-detached home, perfectly positioned in one of Hockley's most desirable residential pockets, just moments from convenient local amenities and excellent transport links including rail links direct to London's Liverpool Street.

Tucked away on a peaceful turning, this inviting property greets you with off-street parking and a garage to the side, an exceptional benefit offering abundant storage, workshop potential, or space for hobbies.

The rear garden is clean, low-maintenance, and thoughtfully arranged, providing a tranquil setting for unwinding or entertaining outdoors.

Stepping inside, a neat porch opens into a bright and welcoming lounge, where natural light dances across the room and a staircase gracefully ascends to the first floor. To the rear, the well-proportioned kitchen enjoys views across the garden and offers direct access outside, creating a seamless flow between indoor and outdoor living.

Upstairs, the landing leads the way to two well-balanced bedrooms and a bathroom, along with access to a loft, ideal for additional storage or future potential.

Offered with no onward chain, this delightful home presents an excellent opportunity for first-time buyers, downsizers, or savvy investors seeking a property with warmth, convenience, and promise.

## Entrance Porch

## Lounge

## Kitchen

## First Floor Landing

## Bedroom One

## Bedroom Two

## Bathroom

## Garden

The garden is greeted with a hardstanding area, the remainder is laid to lawn.

## Front

An independent driveway leads to the double length garage.

## Garage

Up and over door. Great size and ideal for conversion. (stpp)

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### ADDITIONAL INFORMATION

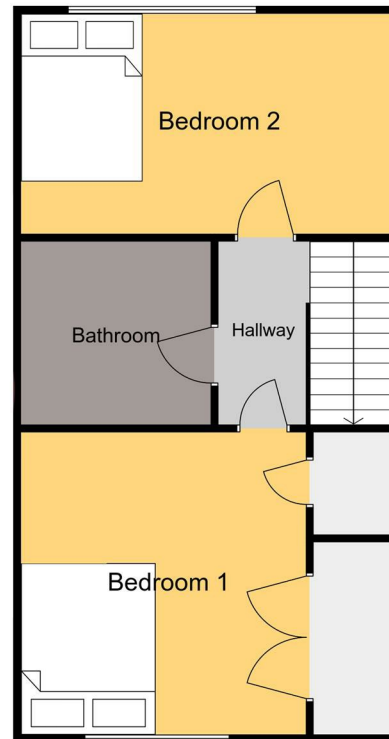
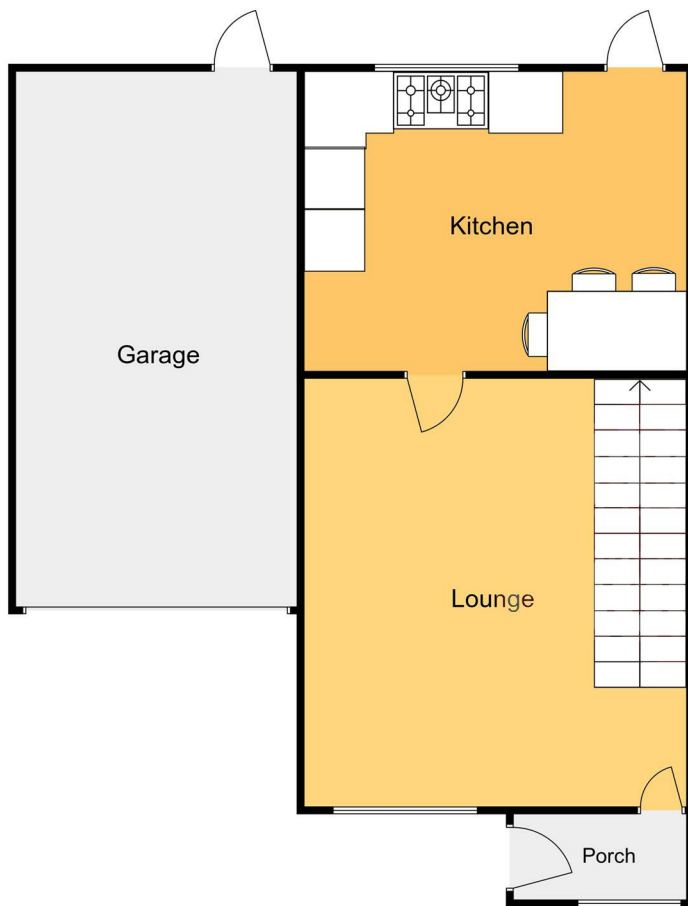
**Local Authority** – Rochford

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 624.31 sq ft

**Tenure** – Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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