



Claybrick Avenue | | Hockley | SS5 4PS

Guide Price £575,000 -  
£600,000

**bear**  
*Estate Agents*

\*Guide Price £550,000 - £590,000\*

Nestled in the desirable area of Hockley, this modern house on Claybrick Avenue presents an excellent opportunity for families. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house boasts one bathroom and WC, ensuring convenience for all occupants. The contemporary design throughout the property enhances its appeal, making it a perfect choice for those seeking a stylish yet functional home. Additionally, the inclusion of a garage adds practicality, providing secure parking and extra storage space.

Situated in a sought-after location, this property benefits from a friendly community atmosphere and is conveniently close to local amenities, schools, and transport links. This makes it an ideal choice for those looking to enjoy the best of both suburban tranquillity and urban convenience.

In summary, this modern house on Claybrick Avenue is a fantastic opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. With its spacious layout and desirable features, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely property your new home.

- Three Bedroom House
- Off Street Parking
- Utility Room
- Close To Local Amenities
- Garage
- Fully Modernised Throughout
- Downstairs WC
- Spacious Rear Garden



### Entrance Hall

Wooden effect flooring, plastered ceiling and vertical radiator.

### Cloakroom

Smooth plastered ceiling above., walls finished with partial tiling, vanity sink unit offering storage, tiled splashback, WC with concealed cistern, Oak door and tiled flooring throughout.



### Lounge

22'6 x 11'8 (6.86m x 3.56m )

Plastered ceiling fitted with inset spotlights above, custom-designed media wall provides integrated shelving and storage, double-glazed bay window with bespoke shutters and wall mounted vertical radiator.

### Kitchen/Breakfast Room

17'3 x 11'11 (5.26m x 3.63m)

Smooth plastered ceiling fitted with inset spotlights and integrated ceiling speakers sits overhead. Shaker-style wall and base cabinets paired with solid oak worktops. Inset ceramic Butler sink, integrated dishwasher, and a built-in electric oven with induction hob and stainless-steel extractor fan. Brick-style tiled splashbacks, and a breakfast bar offers. To the rear, double-glazed doors open to the garden, complemented by bi-fold doors leading directly onto the sundeck.

### Utility Room

7'10 x 5'10 (2.39m x 1.78m)

Double glazed window to the rear aspect, inset spotlights, base and eye level units, Inset stainless steel sink drainer unit, with tiled splashbacks and wooden effect flooring throughout.

### First Floor Accommodation

Double glazed feature window with custom fitted shutters, Inset spot lights and access to the loft.

### Bedroom One

16'4 x 11'8 (4.98m x 3.56m )

Double glazed window, with custom fitted shutters, Inset spot lights, wall mounted radiator, fitted Shaker style wardrobes, wall mounted radiator and carpeted flooring throughout.

### Bedroom Two

11'11 x 8'5 (3.63m x 2.57m )

Double glazed window, wall mounted radiator, space for storage and carpeted flooring throughout.





### Bedroom Three

9'0 x 8'10 (2.74m x 2.69m)

Double glazed window, wall mounted radiator, space for storage and carpeted flooring throughout.

### Family Bathroom

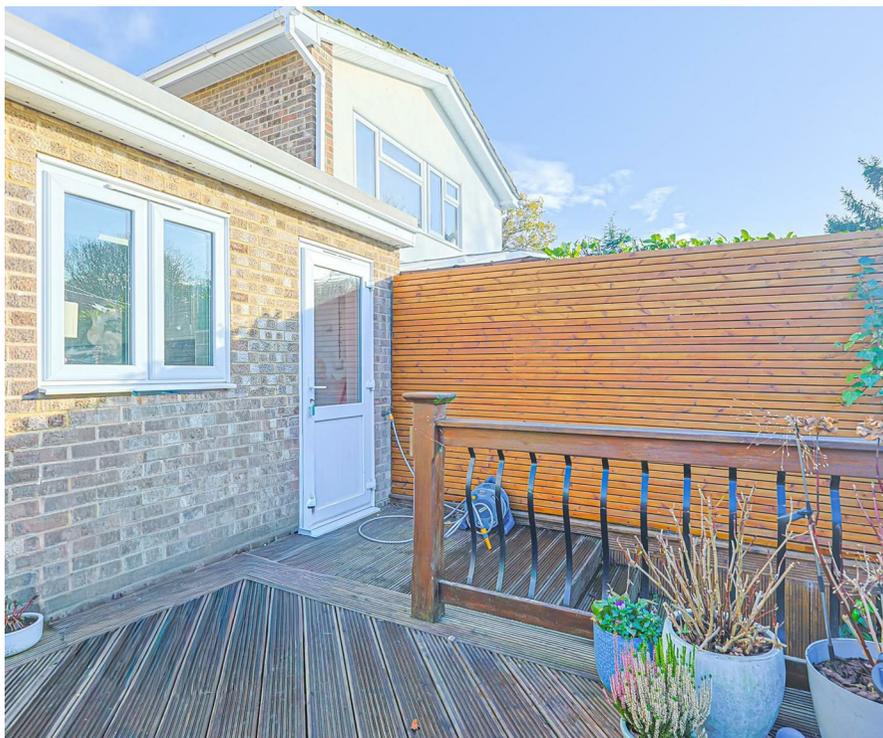
11'10 x 5'7 (3.61m x 1.70m )

Plastered ceiling fitted with inset spotlights, fully tiled walls surround the space, obscure double glazed window to the front and an additional obscure window to the side, wall-mounted washbasin with vanity storage, WC, and a walk-in shower area with a full-height screen and thermostatic controls. Separate bath features a tiled surround, chrome mixer tap, and handheld shower attachment. A heated towel radiator adds comfort, and tiled flooring finishes the room.

### 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 - E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	83
EU Directive 2002/91/EC			

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