



Mapleleaf Close | | Hockley | SS5 5DZ

Guide Price £350,000

bear
Estate Agents

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Bear Estate Agents are delighted to present this four-bedroom semi-detached chalet, offering spacious accommodation with excellent potential, ideally positioned on the desirable Broadlands Estate in Hockley, within walking distance of local amenities and Hockley Station.

This well-proportioned property provides generous living space throughout and is in need of modernisation, making it an ideal opportunity for buyers looking to create their perfect home. The ground floor features a versatile layout including a conservatory, offering additional living space and excellent scope for redesign. The property benefits from four spacious bedrooms, providing comfortable accommodation for families and flexible living arrangements.

Externally, the home boasts a beautiful rear garden with stunning views across open fields, perfect for outdoor enjoyment, along with off-street parking and convenient side access, adding further practicality. Combining generous space, huge potential, and a sought-after location, this property presents a fantastic opportunity to acquire a home ready to be transformed.

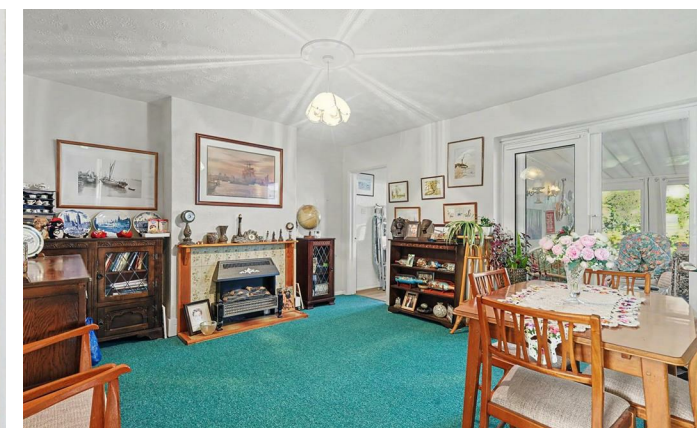
- Semi Detached Chalet
- Beautiful Rear Garden
- Close To Local Amenities
- Spacious Rooms
- Off Street Parking
- Side Access
- Walking Distance To Hockley Station
- Conservatory

Hallway

UPVC door with obscured window to front. Ceiling mounted light fitting, wall mounted radiator, under stairs storage cupboard and carpeted throughout.

Kitchen

Ceiling mounted light fitting, door to conservatory, part tiled walls and tile flooring. Range of wall and floor mounted units including stainless steel sink and dryer, fitted oven with separate gas hob and space for fridge/freezer.





Lounge

13'4 x 12'4 (4.06m x 3.76m)
Ceiling mounted light fitting, sliding doors to conservatory and access to dining room, wall mounted radiator, electric fireplace with feature surround and carpeted throughout.

Dining Room

7'2 x 10'9 (2.18m x 3.28m)
Ceiling mounted light fitting, wall mounted radiator, window to rear and wooden effect flooring throughout.

Bedroom One

15'9 x 7'8 (4.80m x 2.34m)
Ceiling mounted light fitting, window to rear, wall mounted radiator, eaves storage and carpeted throughout.

Bedroom Two

10'8 x 14'1 (3.25m x 4.29m)
Ceiling mounted light fitting with two wall mounted light fittings, large bay window to front, three wall mounted radiators, gas fireplace with feature surround and carpeted throughout

Bedroom Three

10'1 x 12'7 (3.07m x 3.84m)
Ceiling mounted light fitting, large double window to front, wall mounted radiator, fitted wardrobes and storage and carpeted throughout.

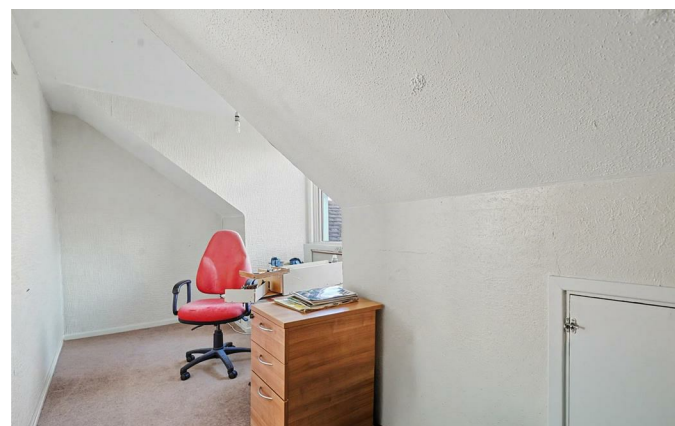
Bedroom Four

10'0 x 9'8 (3.05m x 2.95m)
Ceiling mounted light fitting, large window to front, wall mounted radiator, eaves storage and carpeted throughout.

Wet Room

9'4 x 4'6 (2.84m x 1.37m)
Ceiling mounted light fitting, obscured window to rear, wall mounted radiator, wash hand basin, low-level WC, fitted storage cupboard and tiled walls.





Conservatory

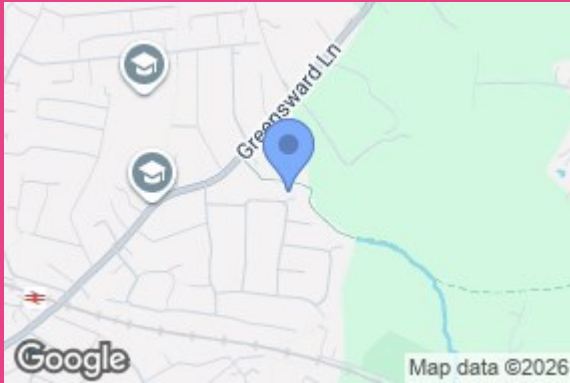
11'9 x 10'9 (3.58m x 3.28m)

Access via doors in lounge and kitchen. Wall mounted light fitting, wall mounted radiator, windows to side and front, sliding French doors and carpet tile throughout.

Rear Garden

Accessed via sideway and sliding doors in conservatory. Patio area with greenhouse to one side. Composite shed with Astroturf area to other side. Plant borders to both sides and centre with mature shrubs and trees. Pathway then leads to rear, with back gate leading onto Kangle Wood boundary bridleway. Circa 60ft West facing rear garden.





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		EU Directive 2002/91/EC	

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