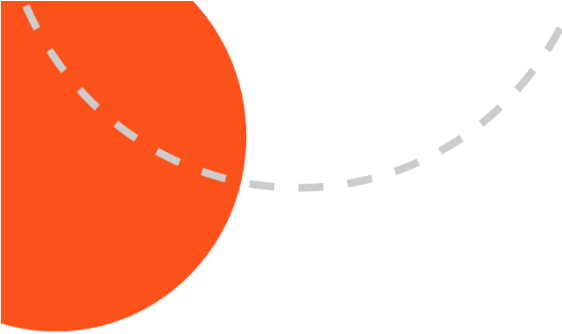




9 Briar Close, Hockley, Essex, SS5 4HD

Three Bedroom End-of-Terrace House / **Guide Price:** £350,000 - £375,000 / **Tel:** 01702 207720

amos



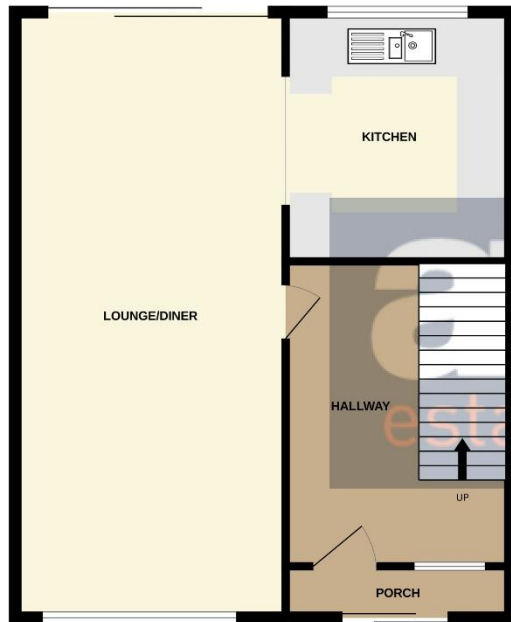
This **three-bedroom** end-of-terrace house has been listed for sale and presents an exciting opportunity for someone looking to update, personalise and create a home that truly reflects their own style. The ground floor features a generous living/dining room, with sliding doors opening onto the rear garden and creating a lovely connection between the indoor and outdoor spaces. An open archway leads through to the kitchen, offering a practical layout with plenty of potential to modernise. Upstairs, there are three well-sized bedrooms and a three-piece shower room. The bold corner position provides a good size garden and a garage.

Location-wise, the property is ideally positioned for enjoying the best of the local area, with scenic walks around Spencer's Park and Clements Hall Leisure Centre both within easy reach. Families will also appreciate the proximity to highly sought-after schools, including Westerings Primary and Greensward Academy. The shopping parade at Hawkwell is close by for everyday essentials, while Hockley Train Station offers direct access to London Liverpool Street, making this an appealing choice for commuters. With plenty of potential and a convenient location, this is one not to miss out on. The property is available with **no onward chain** and we hold keys for an immediate appointment to view inside.

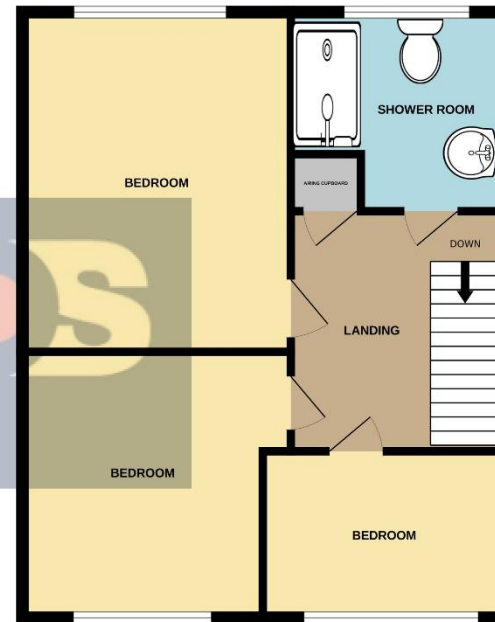
Find us on



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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**A space to
call home.**



Property Information

- / Three Bedroom Family House
- / Huge Potential for Makeover
- / Open Plan Living Room and Dining Room
- / Bright, Fitted Kitchen
- / Shower Room
- / Bold Corner Position with Extension Possibility
- / Popular Location Close to Shops, Schools and Woodland
- / EPC Rating: Pending
- / Council Tax Band: C
- / No Onward Chain

Entrance Porch /

Double glazed sliding door to front aspect, door leading to:

Entrance Hall /

13'5 x 5'6

Entrance door, fitted carpet, ceiling tiles, staircase to first floor living accommodation with fitted carpet, wall mounted heating control, understairs storage cupboard, door to:

Living/Dining Area /

25'3 x 12'

Double glazed window to front aspect and double-glazed sliding doors to rear garden, fitted carpet, ceiling tiles, electric radiator, space for dining table, power points, archway to:

Kitchen /

9'1 x 9'4

Fitted at eye and base level in a range of units with working surface over, space for appliances such as cooker, under counter fridge, freezer and washing machine, 1.5 stainless steel sink unit with mixer tap and drainer, double glazed window to rear aspect, wood effect floor covering, ceiling tiles, part tiled walls, power points.

Landing /

10'8 x 6'0

Fitted carpet, ceiling tiles, airing cupboard, electric radiator, doors leading off:





Bedroom One /

12'8 x 11'9

Double glazed window to front aspect, ceiling tiles, fitted carpet, built in wardrobes and storage space, power points.

Bedroom Two /

12'9 x 11'9

Double glazed window to rear aspect, fitted carpet, ceiling tiles, built in wardrobes, storage space, power points.

Bedroom Three /

7'10 x 7'1

Double glazed window to front aspect, fitted carpet, power points.

Shower Room /

7'7 x 6'0

Three piece suite comprising walk in shower with fitted electric shower unit, pedestal hand wash basin with separate taps, low level w/c, double glazed window to rear aspect, floor covering, part tiled walls.

Rear Garden /

Mainly comprising of paved and sun patio with laid to lawn area and planting, secure fence boundaries, access to garage, side gate providing side access, water tap.

Front Garden /

Laid to lawn areas with mature planting and central paved pathway to entrance door, on-street parking.





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.

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Some images have been digitally enhanced and/or virtually staged using AI technology for illustrative purposes. Buyers should rely on physical inspections and the property particulars.

