



Broad Walk | | Hockley | SS5 5DF

Guide Price £475,000

bear
Estate Agents

Guide Price £475,000 - £525,000

Bear Estate Agents are pleased to present this well-presented three bedroom detached home offering versatile accommodation, generous storage and excellent off-road parking; perfectly suited to modern family living.

Upon entering, the welcoming hallway gives access to a downstairs WC and an impressive range of storage solutions, including a large understairs cupboard and an additional separate cupboard.

The ground floor benefits from a versatile third bedroom, complete with a fitted storage cupboard, making it ideal for use as a guest bedroom, home office or additional reception space. The property boasts a spacious through lounge, filled with natural light and featuring French doors that open directly onto the rear garden, creating an ideal space for both relaxing and entertaining.

The kitchen is well appointed and is complemented by a separate utility room, offering additional practicality and storage.

To the first floor are two generous double bedrooms, both benefiting from fitted wardrobes. Bedroom one enjoys windows to both the front and rear aspects and further benefits from a private en-suite shower room. The second bedroom is also a well-proportioned double and is served by the family bathroom.

Externally, the rear garden features a decked seating area with a pergola, ideal for outdoor dining, with the remainder of the garden laid mainly to lawn. To the front, the block paved driveway provides off-road parking for several vehicles.

Situated in the popular Broadlands Estate, this property is located within a short walking distance to Hockley station and Dan Street. The area is well served by highly regarded schools for all age groups, along with leisure facilities, off-road parking and woodland walks for a relaxed lifestyle for families and professionals alike.

- Utility Room
- Downstairs WC
- Close To Hockley Station

Hallway

Composite door with obscured middle window to front. Two ceiling mounted light fittings, window to front by staircase, wall mounted radiator and under stairs storage cupboard with separate storage cupboard. Access to bedroom three, downstairs WC, kitchen and living/dining area. Wooden effect flooring throughout.

Living Area

23'4 x 11'0 (7.11m x 3.35m)

Two ceiling mounted light fittings, double window to front, window to side, wall mounted radiator, feature fireplace surround, French doors with window surround to rear and wooden effect flooring throughout.





Kitchen

9'9 x 8'8 (2.97m x 2.64m)
Spotlights, double window to rear, wall mounted radiator, tiled splashback walls and tiled flooring. Range of wall and floor mounted units, including oven with induction hob and extractor fan overhead, stainless steel sink, integrated dishwasher and integrated fridge/freezer.

Downstairs WC

Ceiling mounted light fitting, wall mounted radiator, wooden effect flooring, wash hand basin and low-level with WC.

Landing

Ceiling mounted light fitting, feature part panelled walls, access to bedrooms two, three, four and five as well as family bathroom and stairs to master suite.

Utility Room

9'4 x 4'11 (2.84m x 1.50m)
Ceiling mounted light fitting, window to rear, UPVC door with window to side and tiled flooring throughout. Wall mounted units including stainless steel sink and dryer unit with space for fridge and washer/dryer.

Bedroom Three

14'3 x 8'6 (4.34m x 2.59m)
Spotlights, double window to front, wall mounted radiator, double fitted wardrobe/storage space and wooden effect flooring throughout.

Living Room/Dining Room

23'4 x 11'0 (7.11m x 3.35m)
Two ceiling mounted light fittings, double window to front, window to side, wall mounted radiator, feature fireplace surround, French doors with window surround to rear and wooden effect flooring throughout.





Landing

Ceiling mounted light fitting and carpeted throughout. Access to bedroom one, bedroom two and bathroom.

Bedroom One

16'7 x 12'1 (5.05m x 3.68m)

Ceiling mounted light fitting, double window to front and rear, wall mounted radiator, fitted wardrobes and carpeted throughout.

Ensuite

7'8 x 5'11 (2.34m x 1.80m)

Spotlights, obscured window to front, wall mounted radiator, wash hand basin with integrated storage, shower unit and low-level WC. Vinyl flooring throughout.

Bedroom Two

11'0 x 17'3 (3.35m x 5.26m)

Ceiling mounted light fitting, double window to front, wall mounted radiator, fitted wardrobes, loft hatch and carpeted throughout.

Bathroom

6'11 x 7'0 (2.11m x 2.13m)

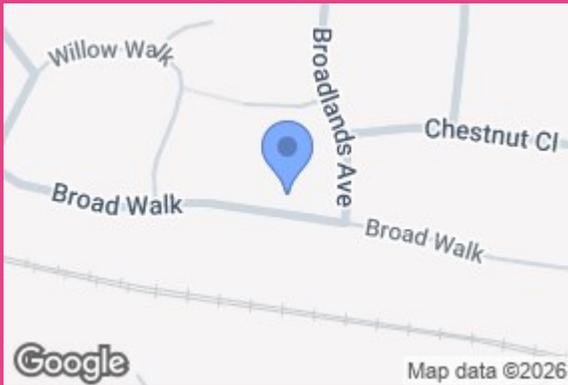
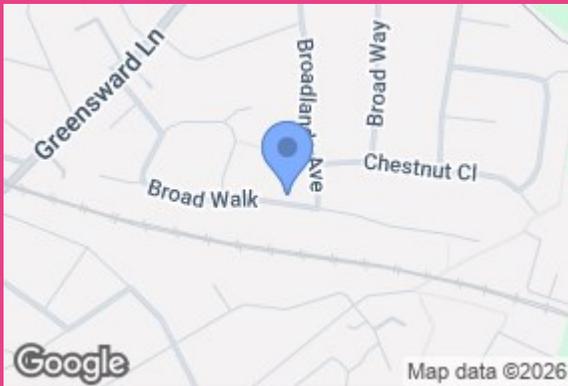
Spotlights, obscured window to rear, wall mounted radiator, bath unit, wash hand basin with integrated storage, low-level WC, tiled walls and tiled flooring throughout.

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 - D

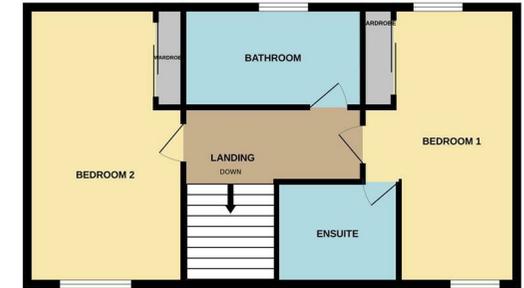




GROUND FLOOR



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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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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