

7 Hilltop Avenue, Hullbridge, Hockley, SS5 6BL
Guide Price £400,000 - £425,000

bear
Estate Agents



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Bear Estate Agents are excited to welcome to the market this three-bedroom detached house on Hilltop Avenue, Hullbridge, Hockley. Tucked away in a sought-after location, this home is full of potential and ready for someone to put their own stamp on it. With three generously sized reception rooms, there's plenty of space for both everyday living and entertaining family or friends. Upstairs, you'll find three well-proportioned bedrooms, along with a family bathroom, while the convenience of a downstairs WC adds to the practicality of the layout.

Outside, the property boasts a spacious garden – ideal for children, pets, or simply enjoying the outdoors. Side access, off-street parking, and a garage provide both practicality and flexibility, with the garage offering useful storage or even the opportunity for conversion (subject to planning).

The house does require some modernisation, but this is what makes it such an exciting opportunity – the chance to create a home that truly reflects your own style and needs.

Situated in a popular part of Hullbridge, close to local amenities, transport links, and lovely green spaces, this property represents a rare chance to secure a detached family home with plenty of potential.

Sliding single glazed door to front, tiled flooring leading to UPVC front door with obscured glass surround.

Hallway

7'8 x 16'1
Ceiling mounted light fitting, with storage cupboard featuring oil fired boiler system. Carpeted throughout an access to downstairs WC and feature staircase.

WC

Ceiling mounted light fitting, obscured window front and wooden flooring. Low-level WC and hand basin with partly tiled splashback surround.

Living Room

16'11 x 19'9
Two wall mounted light fittings, feature bricks around gas fire, warm air heating vent and built-in feature bar area with lighting and power. Double window to rear and sliding doors to rear garden.

Kitchen

14'3 x 10'2
Ceiling mounted light fitting, under cupboard lighting, tiled flooring with double window and door to the side way/rear. Range of wall and floor mounted units including built-in oven, gas hob with extractor fan overhead, dishwasher and integrated sink and drying unit.

Landing

Ceiling mounted light fitting, double window to side, wooden flooring and access to loft hatch as well as all bedrooms and bathroom.

Bedroom One

10'0 x 18'2
Three wall mounted light fittings, two double windows to front and carpeted throughout. Two double built-in wardrobes as well as an integrated storage cupboard.

Bedroom Two

10'0 x 11'11
Ceiling mounted light fitting, triple window to rear, wooden flooring throughout and built in wardrobe space.

Bedroom Three

13'10 x 5'11
Ceiling mounted light fitting and wall mounted light fitting, partially tiled walls and double window to side. Low-level WC, bath, integrated vanity unit with storage overhead and large storage cupboard featuring water tank.

Rear Garden

Accessed via gate to front, door from kitchen and sliding doors from living room. Large patio area to side featuring brick based planters. To the rear, patio area with remainder later lawn and small pre-fabricated outbuilding.

Front Garden

Driveway for three vehicles and access to garage and side gate. Remainder lawn area.

Garage

Up and over door to front. Lighting and power throughout and concrete based.

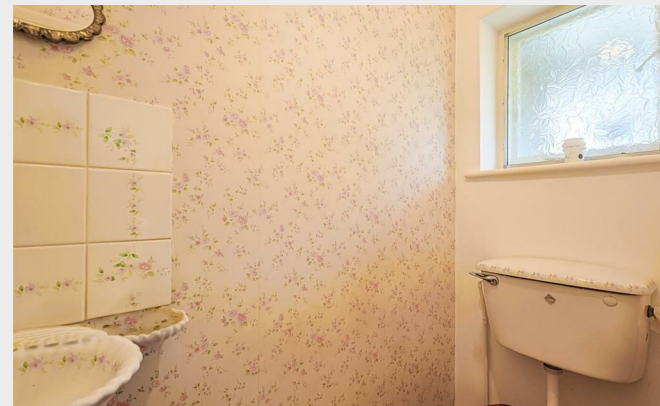
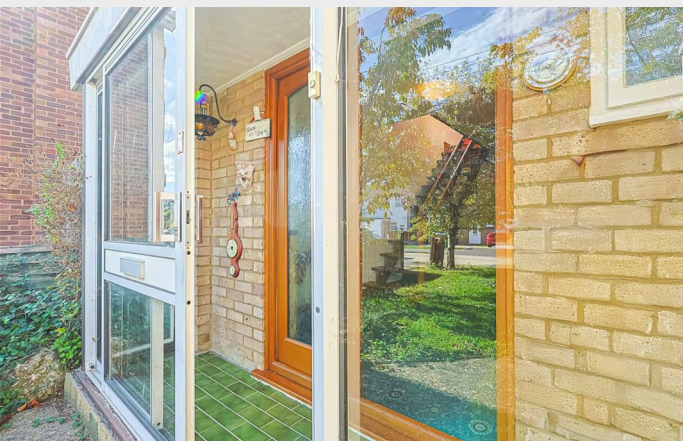
Agents Notes

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



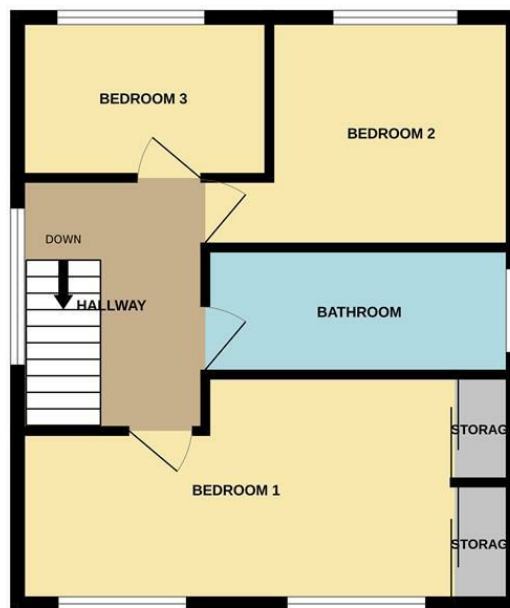




GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.5 sq.m.) approx.

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		61
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC