



\*Guide price £400,000 - £425,000\* \*BEAUTIFULLY MODERNISED THROUGHOUT\* \*TWO DOUBLE BEDROOMS\* \*CLOSE TO THE RIVER CROUCH\* \*STUNNING REAR GARDEN\*

Bear Estate Agents are pleased to offer this beautifully refurbished two double bedroom semi-detached bungalow, ideally located within easy reach of the River Crouch and local amenities.

The property has been modernised throughout and offers bright, well-proportioned accommodation, including a spacious lounge, a contemporary fitted kitchen opening into a dining area, two generous double bedrooms, and a modern bathroom. Finished to a high standard, the home is ready to move straight into and would suit a wide range of buyers.

Outside, there is off-street parking to the front, side access, and a fantastic rear garden that has been beautifully maintained and offers plenty of space to enjoy. Combining stylish interiors with a great location close to the river, this is a superb bungalow that is sure to attract plenty of interest.

- Semi detached bungalow
- Two double bedrooms
- Off street parking and side access
- Walking Distance To Local Shops
- Spacious throughout
- Modernised throughout
- Beautiful rear garden
- Close to the river crouch
- Modern kitchen

## Waxwell Road

Hockley

**£400,000 - £425,000**

Guide Price



# Waxwell Road



## Frontage

Concrete and gravel based driveway for multiple vehicle vehicles to front.

## Main Hallway

UPVC door with window to side. Spotlights, wall mounted radiator with decorative surround, storage cupboard, loft hatch and wooden effect flooring throughout. Access to both bedrooms, bathroom, lounge and kitchen.

## Lounge

16'1 x 11'5

Four wall mounted light fittings, wall mounted radiator, supply for gas fire, recessed floating wall storage and wooden effect flooring throughout

## Kitchen

10'9 x 9'2

Ceiling mounted light fitting, window to side, UPVC door to rear garden, wall mounted radiator and wooden effect flooring throughout. Range of wall and floor mounted units, including ceramic sink and dryer unit, integrated electric oven with space for Washing machine machine, dishwasher and fridge/freezer

## Breakfast Room

10'2 x 7'7

Spotlights, skylight, French doors to rear garden and wooden effect flooring throughout.

## Bedroom One

11'11 x 11'7

Spotlights, double window to front, wall mounted radiator and carpeted throughout.

## Bedroom Two

11'0 x 8'11

Spotlights, double window to front, wall mounted radiator, fitted wardrobes to one wall and carpeted throughout.

## Bathroom

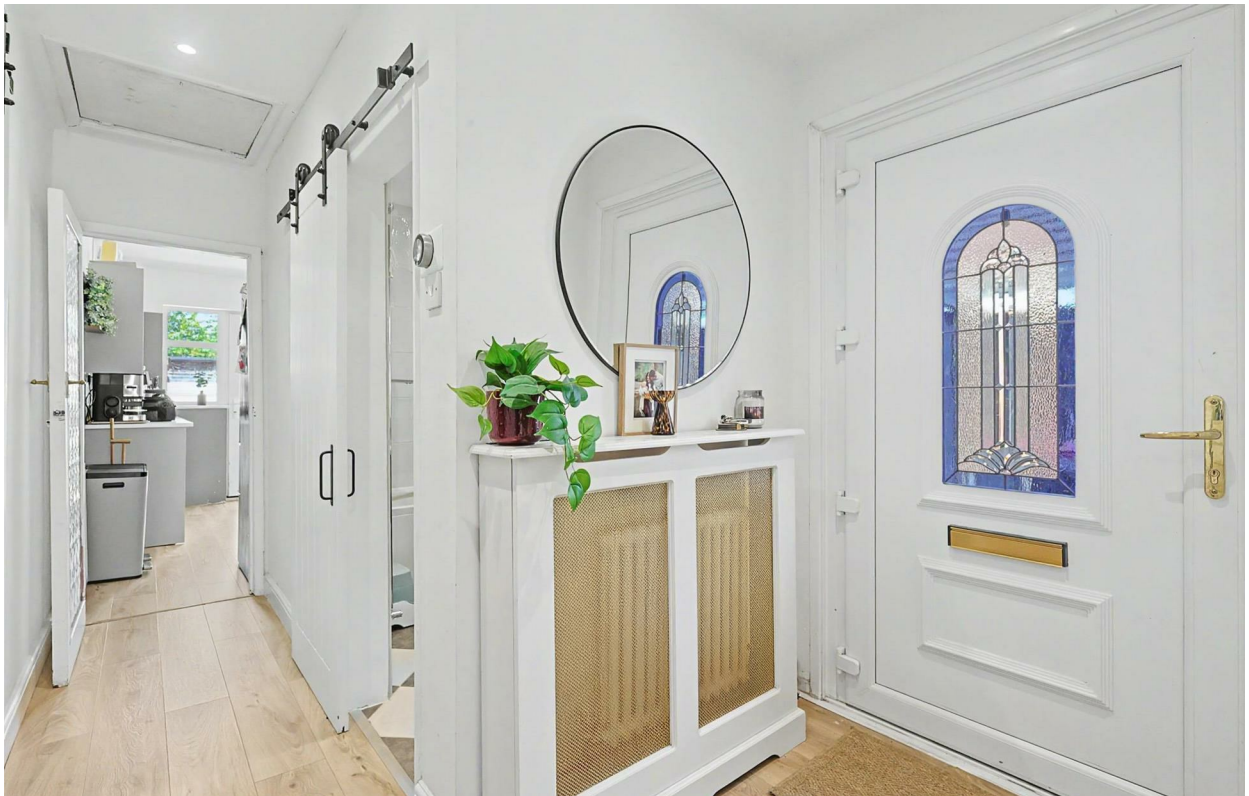
8'3 x 5'5

Spotlights, obscured window to side, heated towel rail, bath with rainfall shower overhead, wash hand basin with integrated storage, low-level WC, part tiled walls and tiled flooring.

## Garden

35'0 x 4'0

Accessed via side gate. Patio area further leads onto shingles plant borders either side. Remainder laid to lawn with wooden wooden base outdoor bar area fitted with lighting and power. Additional power supplied to garden.



# Floor Plan



# Area Map



# Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

