



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.

- Detached House
- Off Street Parking For Multiple Vehicles
- Utility Room
- Close To Hockley Station
- Three Double Bedrooms
- Modernised Throughout
- Downstairs WC

Broad Walk

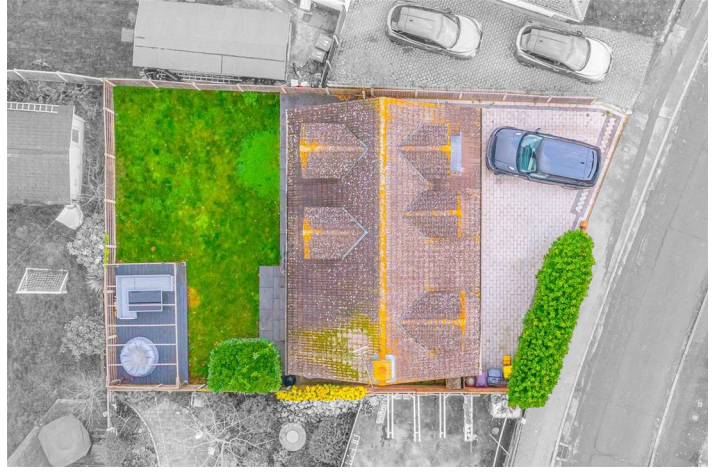
Hockley

£475,000

Guide Price



Broad Walk



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

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

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

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

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

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

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

Ensuite

7'8 x 5'11

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

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

Bathroom

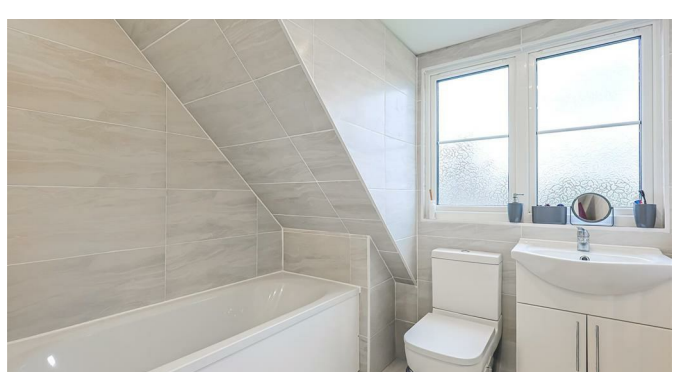
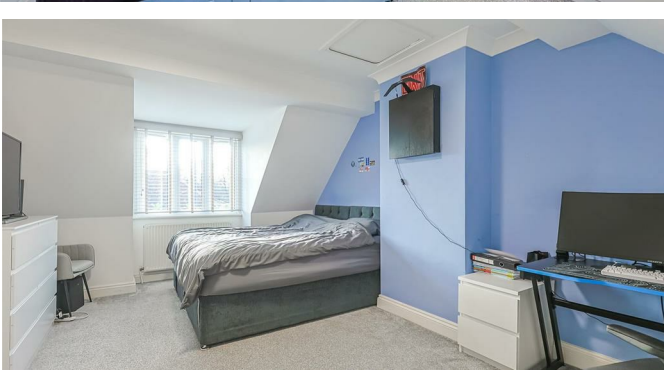
6'11 x 7'0

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



Floor Plan

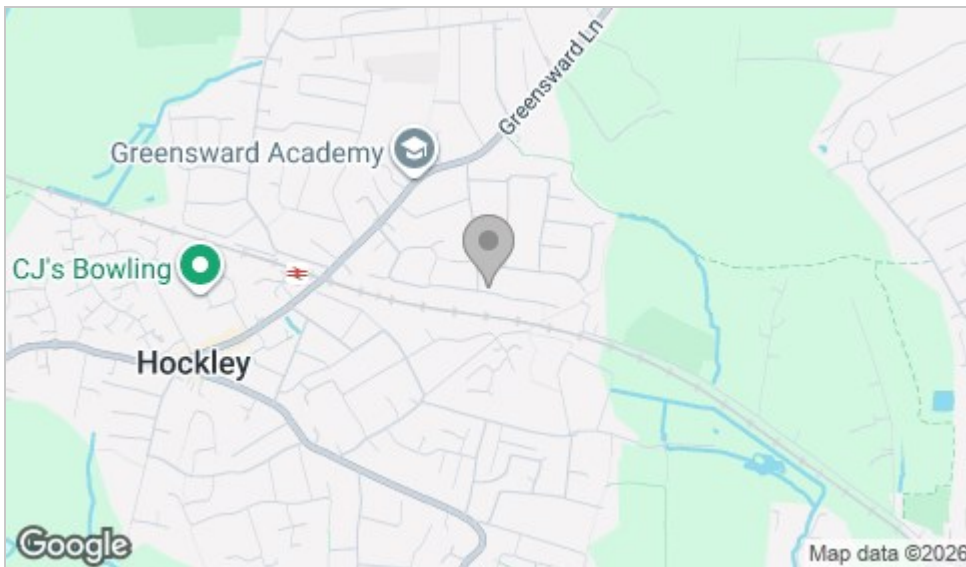
GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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. Made with floorplan.co.uk



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	