



Guide Price £400,000 - £450,000

Bear Estate Agents are delighted to present this beautifully modernised two double bedroom semi-detached bungalow, perfectly positioned within walking distance to Hockley High Street and Hockley train station, this home provides easy access to local shops, restaurants, and transport links, making it ideal for commuters and those seeking a convenient lifestyle.

The property has been newly refurbished throughout and benefits from newly fitted appliances, offering stylish and contemporary accommodation all on one level. Internally, the home features a spacious lounge, a modern fitted kitchen, and two well-proportioned double bedrooms, all finished to a high standard.

Externally, the bungalow occupies a generous corner plot with a large front garden, a spacious rear garden, and off-street parking to the side. Offered with No Onward Chain, this superb home is perfectly suited for buyers seeking a move-in ready property in a convenient and well-connected location.

- Two Bedroom Semi Detached Bungalow
- Fully Modernised Throughout
- Double Bedrooms
- Potential To Extend
- Newly Fitted Kitchen
- Generous Corner Plot
- No Onward Chain
- Walking Distance to Hockley Train Station and High Street
- Plans Passed For a Row Of Three Properties
- Fully Refurbished

Southend Road

Hockley

£400,000

Guide Price



Southend Road



Frontage

The property is approached by a private wrap around garden, there is parking to the side and further parking to the side which has access to the detached garage. Side access, external lighting and plenty of scope for further parking.

Porch

Covered storm porch, double glazed windows to both aspects, wooden effect flooring throughout and central door leading into the inner hallway.

Hallway

Smooth ceilings with inset spotlights, loft access, heating controls, plenty of power points, radiator and doors to bedroom one, two and the open plan living kitchen space.

Open Plan Living Area

10'1 x 21'8

Double glazed window to the side aspect over looking the front driveway and side garden, double glazed French doors accessing the rear garden, radiators, wooden effect flooring throughout, high ceilings with inset spotlights, two open arch ways leading into the dining area and one leading into the kitchen.

Open Plan Kitchen Diner

21'8 x 8'9

Dining area has wooden effect flooring, radiator, inset spotlights with smooth ceilings, plenty of power points and open arch way accessing the newly fitted kitchen. The kitchen has dark blue top and base units with a roll top work surface, built in stainless steel sink with draining board, space for white goods, four ring induction hob with built in oven, tiled splashbacks and space for a large free standing fridge freezer. This room houses the newly fitted glow-worm boiler and double glazed windows overlooking the rear garden.

Bedroom One

10'11 x 14'5

Double glazed bay window to the front aspect, radiator, carpeted flooring throughout, high ceilings with central ceiling light, plenty of power points and space for large wall to ceiling fitted storage cupboard.

Bedroom Two

10'2 x 11'10

Double glazed window to the front aspect, smooth ceilings with central ceiling light, plenty of power points, carpeted flooring throughout and potential storage to one wall.

Bathroom

6'0 x 7'11

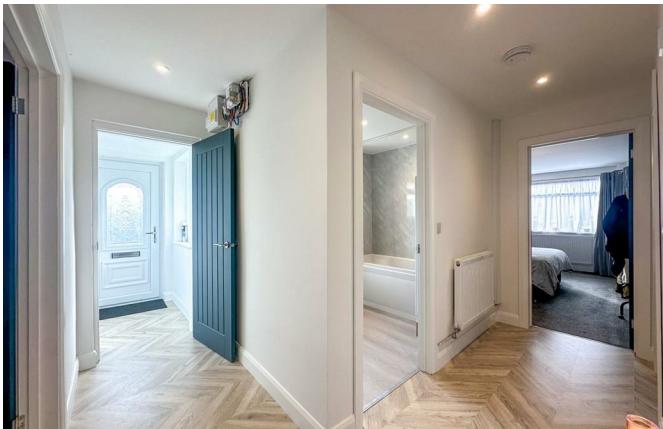
Obscure double glazed window to the side aspect, wooden effect flooring throughout, wall mounted WC, wall mounted vanity sink unit with mixer tap, panelled bath with shower screen, hand held shower attachment, extractor fan and wall mounted radiator.

External

The rear garden has a private rear garden and side garden, this has fence borders, outside water, outside lighting, rear access to another parking space and an entrance into the detached garage and access to the front of the property, this has a large patio area which is mostly laid to lawn and has a mature apple tree to the centre.

Agents Notes

The site for 22 & 24 Southend Road has had an application for a dwelling of "3 x dwellings with associated access, amenity space and parking, involving demolition of existing 2 x bungalows". Planning application reference: 23/00321/FUL



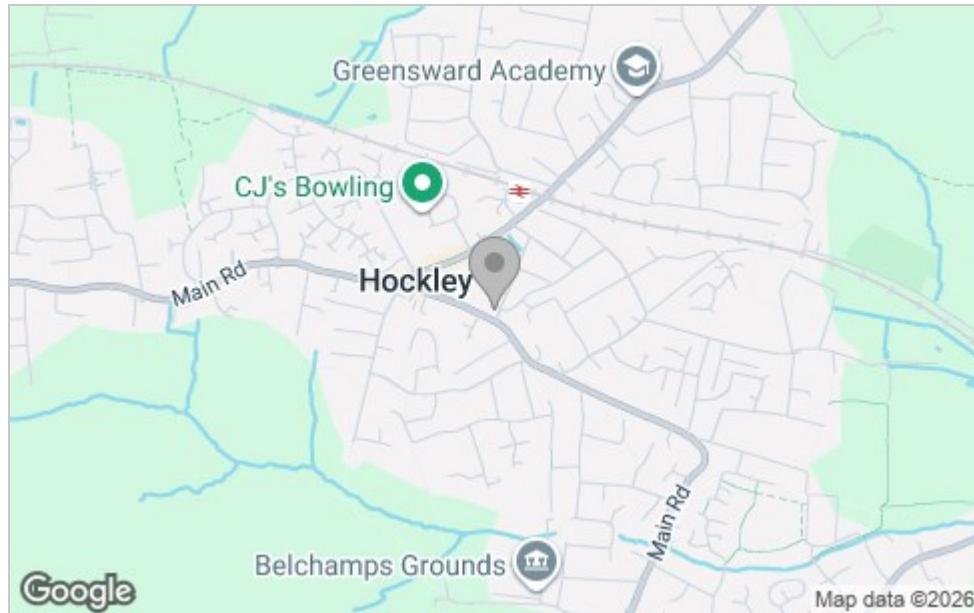
Floor Plan

319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 319 sq.ft. (29.7 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 or appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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.

Energy Efficiency Graph

The chart displays a horizontal scale for energy efficiency ratings. The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red), and G (dark red). The scale is labeled with ranges and corresponding letters: Very energy efficient - lower running costs (A: 92 plus), (81-91) B, (69-80) C, (55-68) D, (39-54) E, (21-38) F, and (1-20) G. At the bottom, it says Not energy efficient - higher running costs. A large green arrow points to the right, ending at the value 83, which is positioned between the B and C ranges.

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		EU Directive 2002/91/EC	
England & Wales		Environmental Impact (CO₂) 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			

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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