



Padgetts Way | Hullbridge | Hockley | SS5 6LR  
Guide Price £425,000 - £450,000

**bear**  
*Estate Agents*

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Bear Estate Agents are delighted to present this attractive three-bedroom semi-detached home offering generous living accommodation, a beautiful rear garden and a highly desirable location just a stone's throw from the River Crouch.

This well-proportioned property provides a bright and versatile layout throughout, featuring a spacious lounge area with open access into the dining room, creating an ideal space for both relaxing and entertaining. The home also benefits from a separate kitchen and a convenient downstairs WC. Upstairs, there are three well-sized bedrooms accompanied by a modernised family bathroom, making the property perfectly suited to family living.

Externally, the property boasts a wonderful rear garden filled with greenery, offering a peaceful outdoor space ideal for enjoying the warmer months. Additional benefits include side access and off-street parking, providing both practicality and convenience. Positioned close to scenic riverside walks and within easy reach of local amenities, this home combines space, comfort and an excellent location.

- Semi Detached House
- Spacious Lounge
- Ground Floor WC
- Three Bedrooms
- Side Access
- Off Street Parking
- Garage
- Close To Hockley Station

### Entrance Hall

Composite door with obscured window and window surround to front. Ceiling mounted light fitting, wall mounted radiator, under stairs storage cupboard, tiled flooring throughout and access to kitchen, living room and downstairs WC.

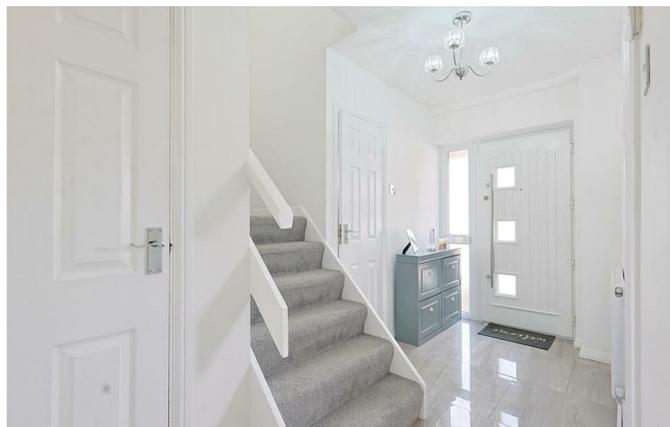
### WC

Ceiling mounted light fitting, obscured window to front, heated towel rail, wash hand basin with storage, low-level WC and tiled flooring throughout.

### Kitchen

9'3 x 9'3 (2.82m x 2.82m)

Ceiling mounted light fitting, double window to front with UPVC door side, heated towel rail and tile flooring throughout. Range of wall and floor mounted units including stainless steel sink and dry unit with space for fridge freezer, oven, dishwasher and washing machine.





### Dining Area

9'1 x 9'6 (2.77m x 2.90m)  
Spotlights, Windows to side and front doors to rear, wall mounted radiator and carpeted.

### Living Area

13'4 x 17'6 (4.06m x 5.33m)  
Two ceiling mounted light fittings, UPVC door with window surround to rear, wall mounted radiator and carpeted throughout.

### Landing

Ceiling mounted light fitting, access to all bedrooms, bathroom and loft hatch.

### Bedroom One

14'1 x 9'4 (4.29m x 2.84m )  
Ceiling mounted light fitting, double window to rear, wall mounted radiator and carpeted throughout.

### Bedroom Two

10'3 x 9'0 (3.12m x 2.74m)  
Ceiling mounted light fitting, large double window to rear, wall mounted radiator and carpeted throughout

### Bedroom Three

8'10 x 8'7 (2.69m x 2.62m)  
Ceiling mounted light fitting, double windows to front, wall mounted radiator, fitted storage cupboard and carpeted throughout.

### Bathroom

Spotlights, obscure double window to front, heated towel rail, fitted storage cupboard, walk-in shower unit, wash hand basin with storage, low-level WC and tiled flooring.

### Rear Garden

Access via French doors in living area and dining area as well as side gate. Patio area leads to raised Astroturf area with the rear housing a wooden shed.

### 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.

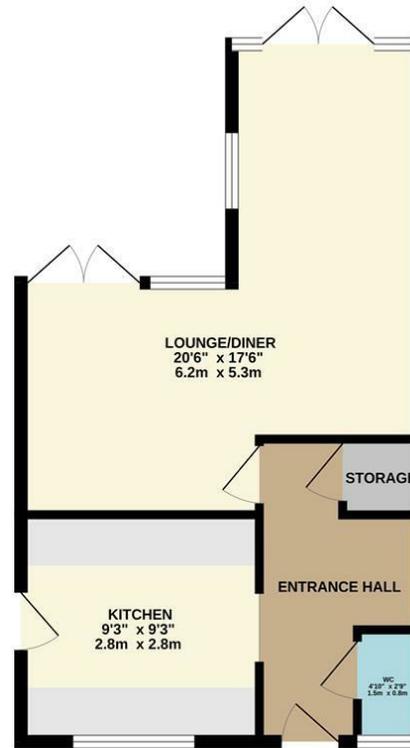
Tenure - Freehold  
Council Tax Band - C



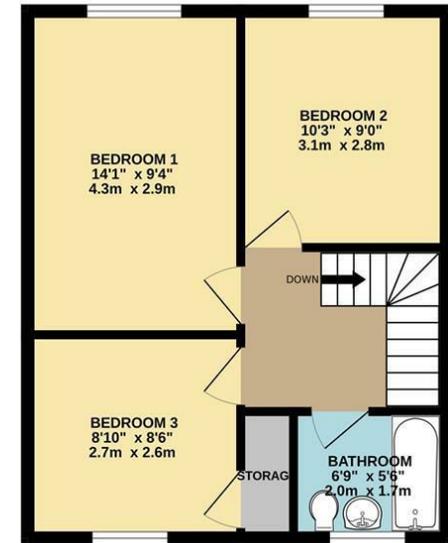




GROUND FLOOR



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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