



Plumberow Avenue | Hockley | SS5 5NZ
Guide Price £450,000

bear
Estate Agents

Guide Price £450,000 - £475,000

Bear Estate Agents are pleased to offer this three/four-bedroom semi-detached home, ideally located in Hockley, within easy reach of the station and village amenities. Offering generous living space and excellent potential throughout, this property represents a fantastic opportunity for buyers looking to modernise and create a family home to their own taste.

The ground floor features a good-sized lounge with plenty of natural light, leading to a dining room and separate kitchen area with access to a conservatory overlooking the rear garden. There is also a useful additional room on the ground floor that could serve as a fourth bedroom or study, providing flexible accommodation options.

Upstairs, the property offers three well-proportioned bedrooms and a shower room. While the home would benefit from updating, it provides a solid layout and plenty of scope for improvement.

Externally, there is a beautiful and expansive rear garden. As well as this there is side access, and off-street parking for three vehicles to the front. Situated close to Hockley Station, local schools, and village shops, this property is ideal for those seeking a project in a convenient and popular location, with excellent potential to add value.

- Semi Detached House
- Amazing Rear Garden
- Off Street Parking
- Three Spacious Bedrooms
- Side Access
- Potential To Make Your Own

Front Aspect

Driveway for three vehicles. Steps lead up to porch, with plant border and conifers to side.

Porch

UPVC window surround with sliding door to front, ceiling mounted light fitting and carpeted. Access to front door.





Hallway

UPVC door with obscured window and obscured window surround. Ceiling mounted light fitting, wall mounted radiator and carpeted throughout.

Study / Bedroom Four

7'9 x 9'2 (2.36m x 2.79m)
Ceiling mounted light fitting, double window to front, wall mounted radiator, fitted wardrobes and storage cupboards and carpeted throughout.

Kitchen

11'6 x 13'7 (3.51m x 4.14m)
Two ceiling mounted light fittings, wall mounted radiator and tiled flooring. Storage cupboard with boiler and a range of floor and wall mounted units. Integrated oven and grill, with separate gas ring hob and extractor fan overhead. UPVC door and window surround lead to conservatory.

Lounge

10'5 x 16'4 (3.18m x 4.98m)
Ceiling mounted light fitting, bay window to front, wall mounted radiator, electric fireplace with feature surround and carpeted throughout.

Downstairs Bathroom

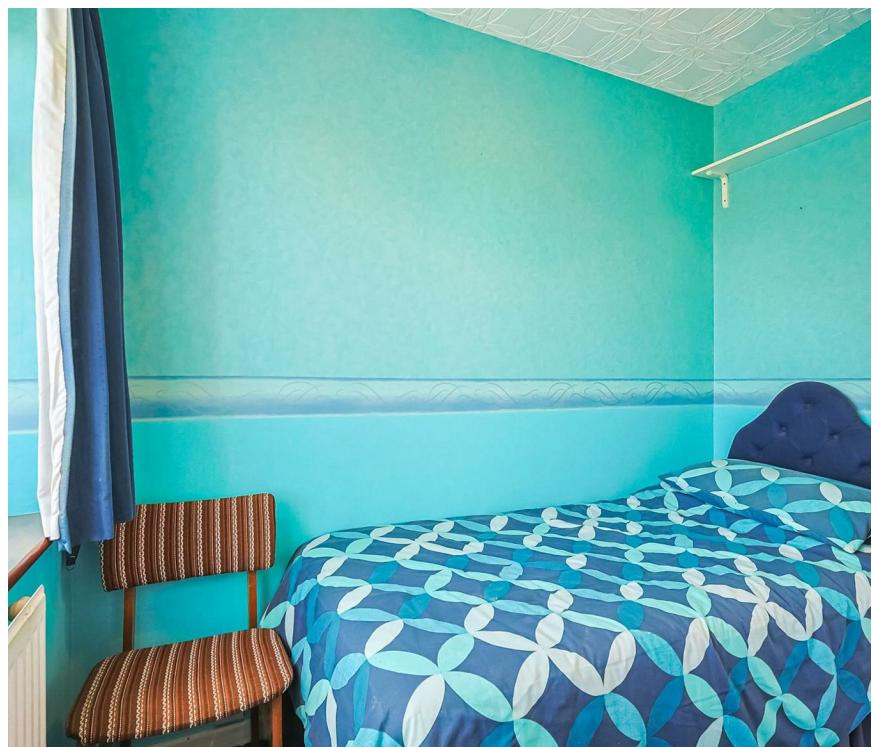
5'11 x 7'9 (1.80m x 2.36m)
Ceiling mounted light fitting, obscure window to side, wall mounted radiator, carpeted throughout and part tiled walls. Bath unit, wash handbasin and low-level WC.

Dining Room

10'10 x 11'6 (3.30m x 3.51m)
Ceiling mounted light fitting, large double window to rear, wall mounted radiator and carpeted flooring throughout.

Conservatory

11'4 x 7'1 (3.45m x 2.16m)
Ceiling mounted light fitting, integrated storage cupboard unit, tile floor with French double doors leading to rear garden.



Upstairs Landing

Ceiling mounted light fitting, storage cupboard with water tank, access to bedrooms and upstairs shower room.

Bedroom One

13'4 x 11'7 (4.06m x 3.53m)

Ceiling mounted light fitting, large double window to front, wall mounted radiator, built-in storage cupboards, fitted wardrobes, fitted storage bed surround and carpeted throughout.

Bedroom Two

8'7 x 11'0 (2.62m x 3.35m)

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

Bedroom Three

11'9 x 7'10 (3.58m x 2.39m)

Ceiling mounted light fitting, large double window to front and additional window to side, wall mounted radiator, built-in storage cupboard and fitted wardrobes and carpeted throughout.

Shower Room

5'10 x 6'5 (1.78m x 1.96m)

Ceiling mounted light fitting, obscured window to rear, large storage cupboard with additional eaves storage cupboard and carpeted throughout. Heated towel rail, walking shower unit, wash handbasin with integrated storage and low-level WC.

Rear garden

Patio area leading to detached garage. Remainder laid to lawn with concreted areas for outbuildings, greenhouses and summer houses. To the rear, paved areas lead to allotment area with part shingled areas.

Detached Garage

Brick built detached garage to side with access from rear garden and front driveway. Up and over garage door, Power and lighting with concrete base, and partially carpeted.

Agents Notes

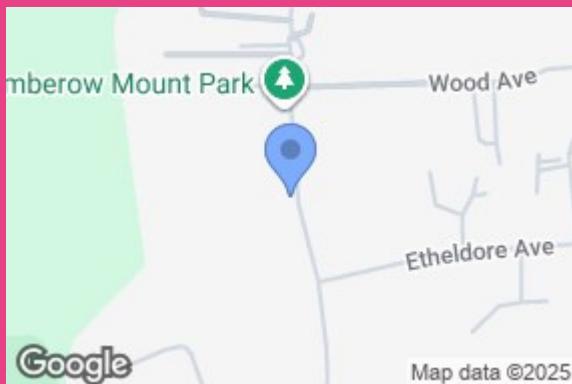
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact.

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
732 sq.ft. (68.0 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

GROUND FLOOR

DINING ROOM 11'6" x 10'10" 3.5m x 3.3m

KITCHEN 13'7" x 11'6" 4.1m x 3.5m

BATHROOM 7'9" x 5'11" 2.4m x 1.8m

BEDROOM 4/STUDY 9'2" x 7'9" 2.8m x 2.4m

CONSERVATORY 11'7" x 7'1" 3.5m x 2.2m

HALLWAY

LOUNGE 16'4" x 10'5" 5.0m x 3.2m

1ST FLOOR

BEDROOM 2 11'0" x 8'7" 3.4m x 2.6m

BEDROOM 3 11'9" x 7'10" 3.6m x 2.4m

BEDROOM 1 13'4" x 11'7" 4.1m x 3.5m

BATHROOM 6'10" x 5'10" 2.1m x 1.8m

STORAGE

STORAGE

LANDING

DOWN

TOTAL FLOOR AREA: 1197 sq.ft. (111.2 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 current or future efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A plus)	A	77
(B1-91)	B	
(B9-80)	C	
(55-68)	D	
(35-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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