

47 Ambleside Gardens, Hullbridge, Hockley, SS5 6ES  
Guide Price £400,000

**bear**  
*Estate Agents*





\*Guide Price £400,000 - £425,000\*

This delightful semi-detached house offers a perfect blend of modern living and serene surroundings. Boasting three well-appointed bedrooms, this property has been thoughtfully modernised throughout, ensuring a comfortable and stylish home for you and your family.

As you enter, you are welcomed by a spacious lounge that provides an inviting atmosphere, ideal for both relaxation and entertaining. The generous layout allows for ample natural light to flood the space, creating a warm and welcoming environment.

One of the standout features of this property is the expansive rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property benefits from off-street parking and a garage, providing convenience and security for your vehicles.

The location is particularly appealing, with lovely views of the River Crouch, offering a picturesque backdrop to your daily life. Whether you are looking to enjoy leisurely walks along the riverbank or simply appreciate the tranquil setting, this home is perfectly situated to take advantage of the natural beauty surrounding it.

### **Entrance Hall**

Double glazed window, smooth centre ceiling light, access into bathroom kitchen and stairs to first floor accommodation.

### **Dining Room**

12'7 x 9'5

Smooth ceiling with inset lights, double glazed door accessing the rear garden, laminate flooring throughout, power points and French doors into the lounge.

### **Bathroom**

9'2 x 4'10

Tiled floors, tiled surrounds, bath with shower attachments above, double glazed window to the side aspect, vanity sink unit with mixer tap, underfloor heating.

### **Lounge**

16'0 x 11'0

Carpet throughout, smooth ceilings with coving to ceiling edge and pendant ceiling light, gas fireplace and French doors.

### **Kitchen/Breakfast Room**

10'10 x 14'4

Tiled flooring throughout, underfloor heating, smooth ceilings with insect spotlights, with master cooker, integrated washing machine, integrated dishwasher and space for fridge freezer.

### **First Floor Landing**

Carpeted flooring throughout and access to all rooms.

### **Bedroom One**

16'4 x 9'4

Smooth ceiling with centre ceiling light, double glazed window to the front aspect, inset wardrobe storage, power points, wall mounted radiator and carpeted flooring throughout.

### **Bedroom Two**

11'5 x 9'5

Smooth ceiling with centre ceiling light, double glazed window to the rear, power points, wall mounted radiator and carpeted flooring throughout.

### **Bedroom Three**

7'1 x 6'3

Smooth ceiling with centre ceiling light, double glazed window to the rear, power points, wall mounted radiator and carpeted 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 -C







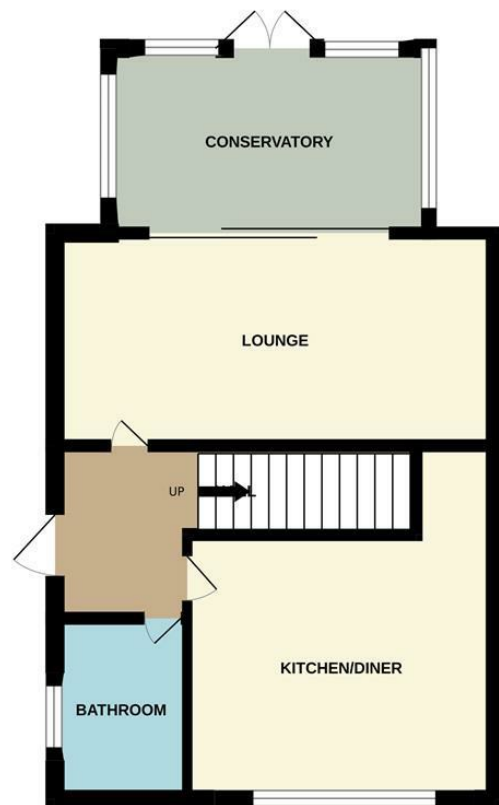








GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 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 operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>53</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 