



\*Guide Price £230,000 - £250,000\*

Welcome to this charming park home located on Kingsmans Farm Road in Hullbridge, Hockley. This modern property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two spacious bedrooms, including a master bedroom with a walk-in wardrobe, there is plenty of space for all your needs.

The modern finish throughout the home gives it a fresh and inviting atmosphere, making it a delightful place to call home.

Built only 4 years ago, this park home offers the advantage of newer construction with all the modern amenities. The property includes a lovely decking area, ideal for enjoying a morning coffee or hosting a summer barbecue. Additionally, there is a separate fenced area where you can unwind and enjoy the outdoors.

Convenience is key with off-street parking available for two vehicles, providing ease and peace of mind for you and your guests. This property truly offers a comfortable and stylish living space in a desirable location.

Don't miss the opportunity to make this park home your own and enjoy the tranquillity and modern living it has to offer. Contact us today to arrange a viewing and take the first step towards your new home in Hullbridge. AVAILABLE TO OVER 55s ONLY

Current site fee £293.70 per calendar month

- Two Double Bedrooms
- Two Reception Rooms
- Modern Finish Throughout
- Decking Area With Additional Fenced Area To Rear
- Close To River Crouch
- Walking Distance To Local Amenities
- Bus Routes And Transport Links
- Call Now To Arrange Your Viewing!

## Kingsmans Farm Road Hockley

**£230,000**

Guide Price



# Kingsmans Farm Road



## **Kitchen**

8'1 x 13'6

The kitchen comprises a range of floor and wall mounted units, integrated oven and induction hob with extractor fan overhead, integrated fridge freezer, space for washing machine and tumble dryer, stainless steel sink with drainer, double window overlooking decking to rear, spotlights, wooden flooring.

## **Dining Area**

9'1 x 13'6

Carpeted, spotlights, double window to side, access to living room.

## **Living Room**

20'9 x 10'87

Carpeted, spotlights, double window to side and double window to front, electric fireplace with surround.

## **Bathroom**

6'1 x 6'6

Ceiling light, tiled walls, obscured window to front, walk in shower unit, sink unit with storage unit, low level toilet unit.

## **Master Bedroom**

12'5 x 9'06

Ceiling light with integrated fan unit, two single windows to rear, radiator, carpeted. Access to walk in wardrobe.

## **Walk In Wardrobe**

Fitted rail units with shelves and drawers.

## **Bedroom Two**

9'3 x 9'2

Window to front, ceiling light with integrated fan unit, radiator, carpeted, built in wardrobes and cupboard surround.

## **Decking Area**

Decked area to rear; access via kitchen and external access via path to rear.

## **Outdoor Space**

Access via decking area. Steps down to artificial grass with shed.

## **Agent Notes**

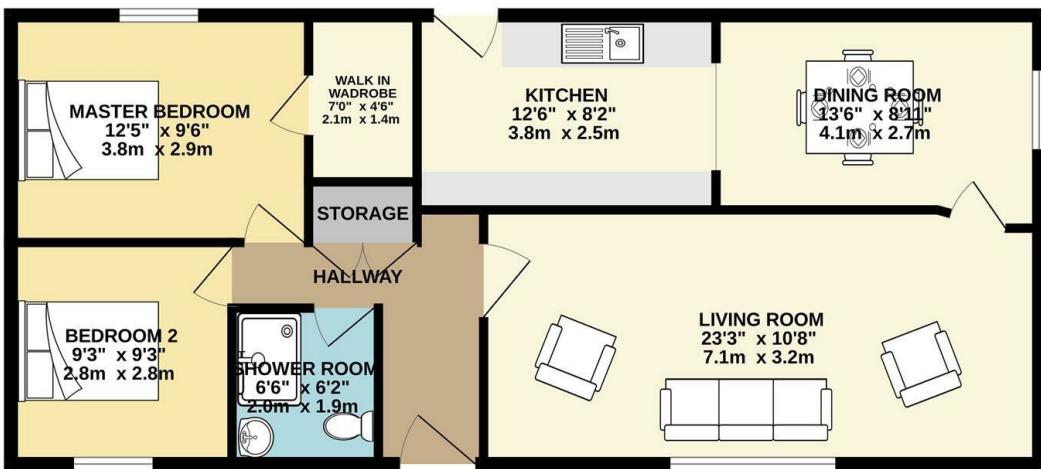
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Leasehold  
Council Tax Band - B



## Floor Plan

GROUND FLOOR  
809 sq.ft. (75.1 sq.m.) approx.

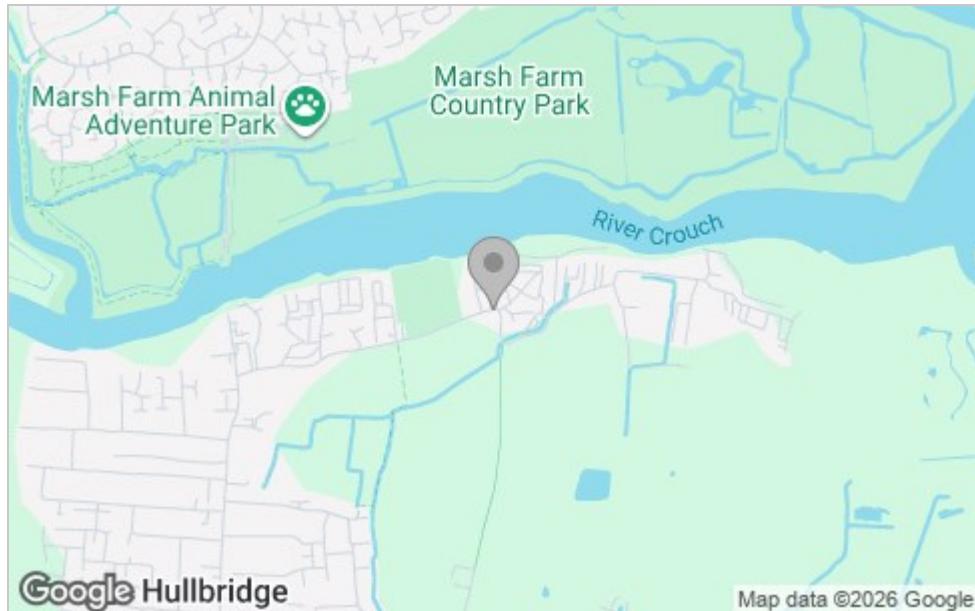


TOTAL FLOOR AREA : 809 sq.ft. (75.1 sq.m.) approx.

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 identification purposes only and should not 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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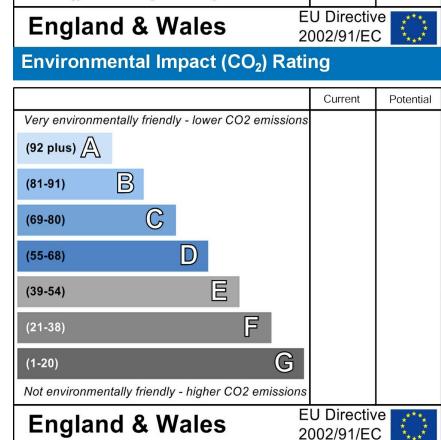
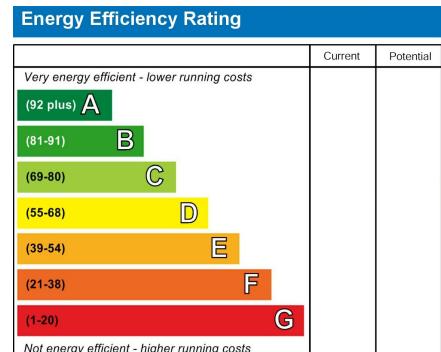
## Area Map



## 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



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