

# bear

*Estate Agents*



\*Guide Price £600,000 - £650,000

Bear Estate Agents are delighted to present this detached modernised three-bedroom detached bungalow with an impressive plot measuring approximately 185ft in depth and 70ft in width. The property is approached via an attractive in-and-out driveway secured by electric iron gates, offering both privacy and convenience.

At the heart of the home is a stunning kitchen/breakfast room, thoughtfully designed to create a welcoming space for everyday living and entertaining. This is complemented by a spacious lounge, a practical utility room and a convenient WC, all finished to a high standard as part of the property's full modernisation throughout. The bungalow further benefits from three well-proportioned bedrooms, providing comfortable and versatile accommodation suitable for families or those seeking generous single-level living. The layout has been carefully arranged to maximise both space and functionality.

One of the standout features of this home is the impressive rear garden, extending to approximately 100ft in length and offering a wonderful outdoor environment for relaxation and entertaining. The garden also includes a summer

- Detached Bungalow
- On A Plot Off Approximately 185ft x 70ft
- Modernised Throughout
- Close To The River Crouch
- Utility Room
- Downstairs WC
- Off Street Parking With Electric Gates And Car Port

## Wellington Avenue

Hockley

**£600,000**

Offers Over



# Wellington Avenue



## Entrance Hall

Smooth ceiling with pendant ceiling light, obscure double glazed window to the front aspect, wall mounted radiator and wooden effect flooring throughout.

## Kitchen / Breakfast Room

18'0 x 15'11

Sky light, smooth ceilings with inset spotlights, eye and base level units, sink, tiled splashbacks, Integrated NEFF cooker, Inset NEFF Induction hob with extractor fan, integrated microwave, space for American style fridge/freezer, tiled flooring throughout and double glazed door accessing the side.

## Utility Room

5'10 x 5'6

Double glazed window to the front aspect, eye and base level units, space for white goods, sink, tiled splashbacks and wooden effect flooring throughout.

## WC

Obscure double glazed window to the side aspect, tiled surrounds, WC, wash hand basin and tiled flooring throughout.

## Lounge

18'0 x 12'0

Double glazed window to the side aspect, smooth ceiling with pendant ceiling light, feature electric fire place, power points, wall mounted radiator, laminate flooring throughout and French doors leading to the rear garden.

## Bedroom One

14'3 x 13'5

Double glazed window to the rear aspect, space for storage, power points, wall mounted radiator and wooden effect flooring throughout.

## Bedroom Two

13'5 x 11'2

Double glazed window to the front aspect, power points, wall mounted radiator, space for storage and wooden effect flooring throughout.

## Bedroom Three

10'8 x 9'1

Double glazed window to the front aspect, power points, wooden effect flooring throughout and wall mounted radiator.

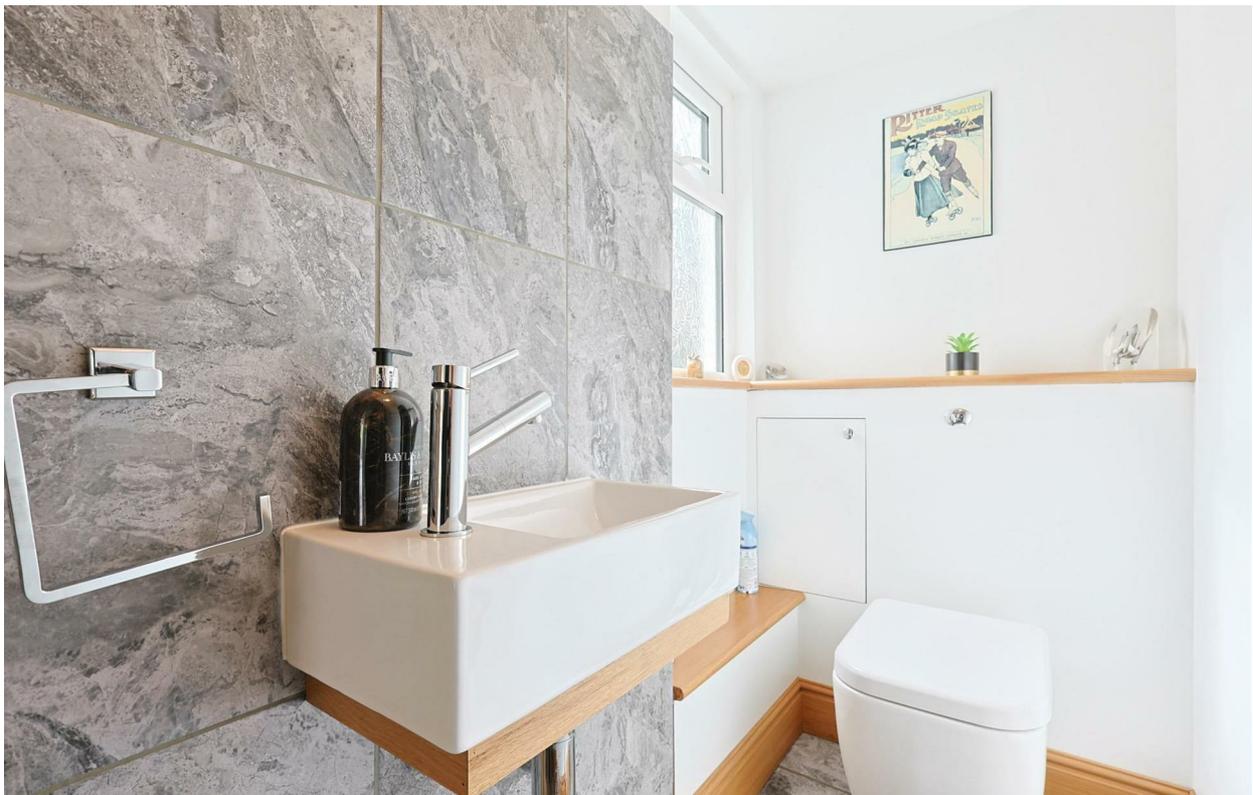
## Bathroom

13'5 x 8'6

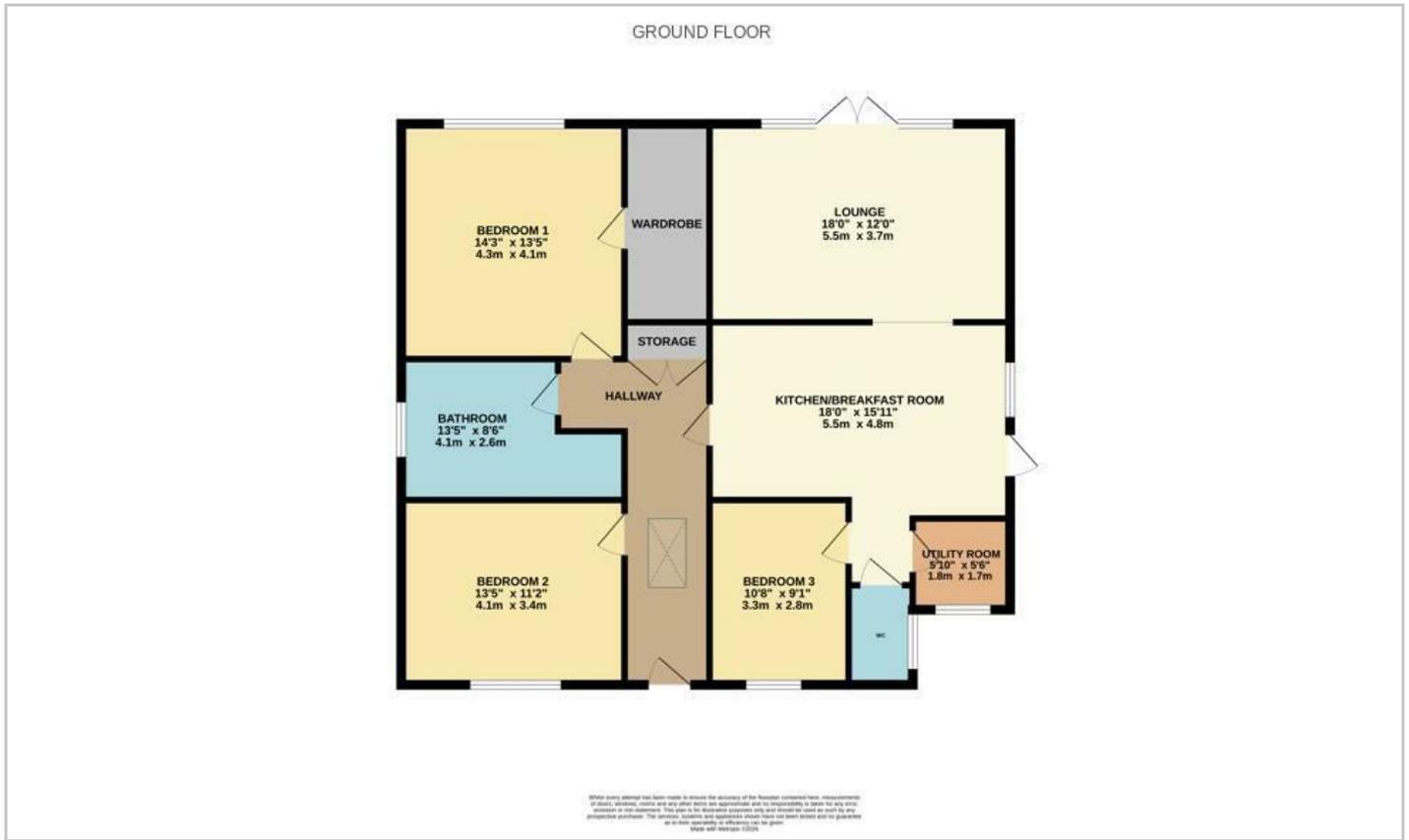
Obscure double glazed window to the side aspect, smooth ceilings with inset spotlights, free standing bath with floor mounted mixer tap and hand held shower attachment, large walk in shower unit, heated towel rail, WC, and tiled flooring throughout.

## Agents Notes

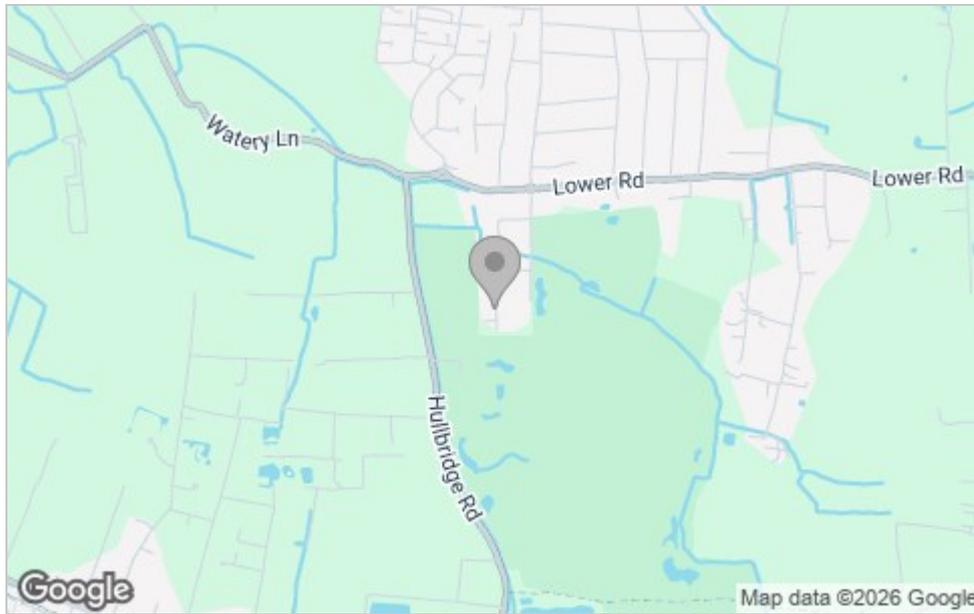
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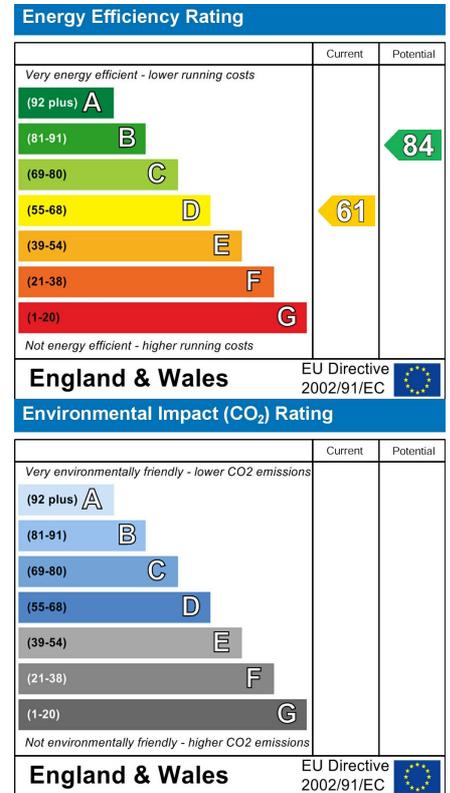
# Floor Plan



# Area Map



# Energy Efficiency Graph



# Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

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

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