bear
Estate Agents

GUIDE PRICE £425,000 - £450,000 *LARGE CORNER PLOT* *GARAGE* *CLOSE TO HOCKLEY STATION* *CONSERVATORY* Bear Estate Agents are delighted to present this beautifully presented three-bedroom semi-detached family home, occupying a generous corner plot in a highly sought-after Hockley location, just a short walk from Hockley Station and within easy reach of local amenities, well-regarded schools, and excellent transport links.

To the front, the property benefits from off-street parking alongside a garage, while convenient side access leads through to a beautifully maintained rear garden, providing a wonderful outdoor space to enjoy throughout the year.

Stepping inside, the home offers well-proportioned and thoughtfully presented accommodation throughout. At the heart of the property is a modern fitted kitchen, complemented by a spacious lounge/dining room that creates an ideal setting for both everyday living and entertaining. A bright conservatory to the rear provides additional reception space and enjoys pleasant views over the garden. Upstairs, three generously sized bedrooms are served by a well-appointed family bathroom.

- Semi detached house
- Off street parking
- Conservatory
- Close to local amenities
- Modernised throughout
- Garage
- Modernised kitchen
- Three bedrooms
- Close to Hockley station
- Combi boiler located in the loft

Merryfields Avenue

£425,000 - £450,00

Guide Price

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Merryfields Avenue

Entrance Hall
Smooth ceiling with pendant ceiling light, wooden effect flooring throughout, wall mounted radiator and access to lounge diner.

Lounge/ Diner
23'7 x 11'1
Double glazed large window to the front aspect, wall mounted radiator, textured ceiling with pendant ceiling light, power points, double glazed sliding doors accessing the conservatory.

Kitchen
11'7 x 8'5
Textured ceiling with pendant ceiling light, double glazed window to the rear, double glazed door accessing the conservatory, eye and base level units, gas hob with extractor fan above, integrated oven and microwave, integrated fridge freezer, integrated dishwasher and tiled flooring throughout.

Conservatory
17'6 x 9'0
Double glazed window surround, power points, tiled flooring, wall mounted radiator and double glazed French doors accessing the rear garden.

First Floor Landing
Smooth ceiling with pendant ceiling light, access to loft hatch, carpeted flooring throughout and access to the bedrooms.

Bedroom One
13'2 x 11'1
Double glazed window to the front aspect, smooth ceiling with pendant ceiling light, space for storage, power points, wall mounted radiator and carpeted flooring throughout.

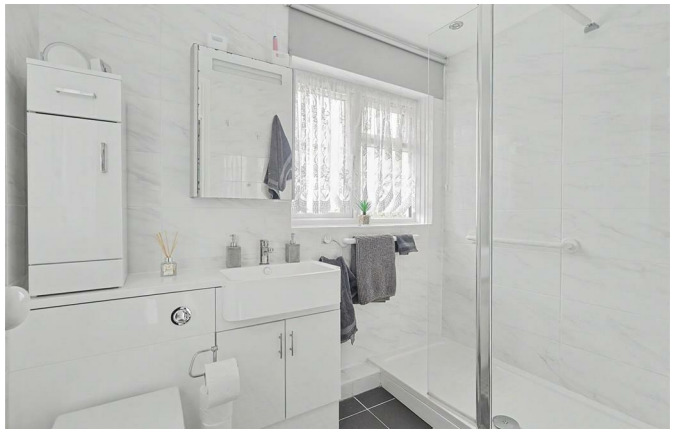
Bedroom Two
11'1 x 10'5
Double glazed window to the rear, wall mounted radiator, power points, over head wardrobe storage and carpeted flooring throughout.

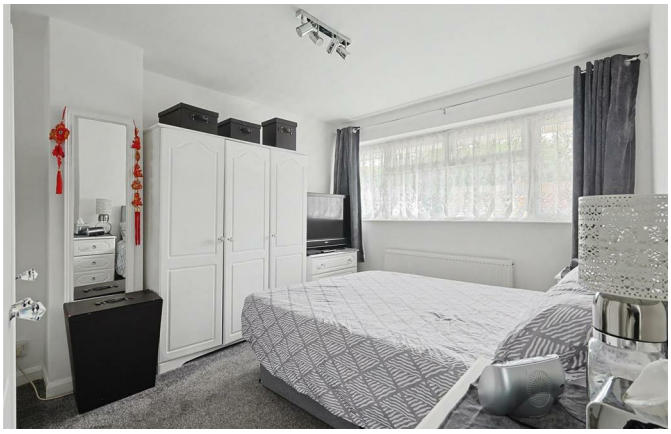
Bedroom Three
Double glazed window to the front aspect, wall mounted radiator, power points and carpeted flooring throughout.

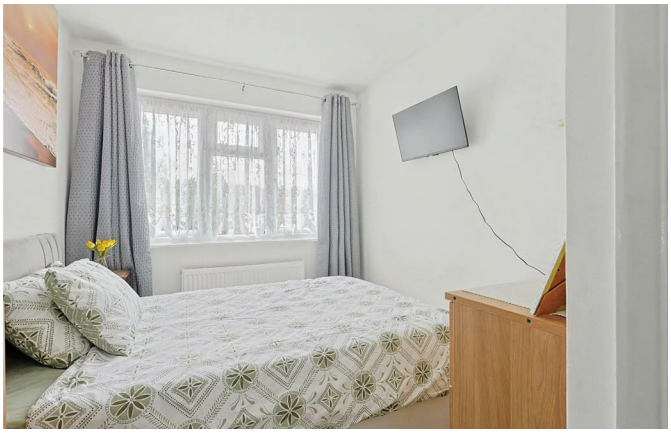
Shower Room
Obscure double glazed window to the rear, walk in shower unit with rainfall shower head, vanity sink unit with storage bellow, WC, tiled surrounds and tiled flooring.

Rear Garden
Large corner plot, spacious rear garden, mostly laid to lawn with further side patio, garden shed and greenhouse, door access garage which includes a WC and side gate accessing the front.

Candy

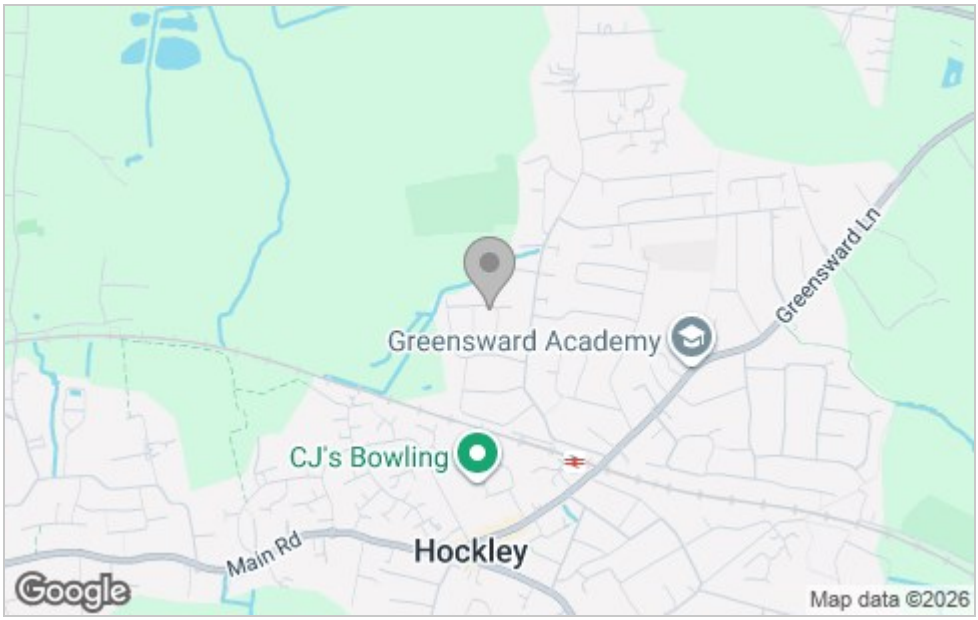




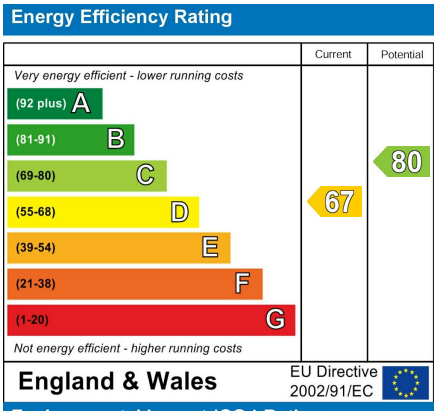


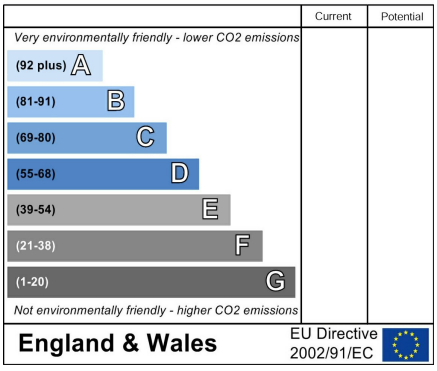
Floor Plan

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.

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