



\*Guide Price £400,000 - £425,000\*

New to market; this three-bedroom semi-detached house on Plumberow Avenue presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The well-proportioned bedrooms offer a comfortable retreat, while the bathroom is conveniently located to serve the household. One of the standout features of this home is the generous off-street parking, accommodating up to four vehicles at the front of the property and a shared drive to the side, a rare find in this sought-after location.

Additionally, there is significant potential to extend the property to the rear, allowing for further enhancement and personalisation to suit your needs. This flexibility makes it an attractive option for those looking to create their dream home.

With its prime location in Hockley, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. This property is not just a house; it is a place where you can truly make your mark. Don't miss the chance to view this delightful home and explore the possibilities it has to offer.

- Semi Detached Three Bedroom House
- Off Street Parking
- Walking Distance To Hockley Train Station With A Direct Commute Into London Available
- Desirable Road Within Hockley
- Garage
- Close To Local Amenities
- Close To Schools
- Must View !

## Plumberow Avenue

Hockley

**£400,000**

Guide Price



# Plumberow Avenue



## Hallway

Composite door front with obscured double window. Spotlights, wooden effect flooring, wall mounted radiator, access to storage cupboard, kitchen, dining room and lounge.

## Lounge

9'9 x 13

Ceiling mounted light fitting, wooden effect flooring, double window to front, wall mounted radiator.

## Dining Room

13 x 11'9

Ceiling mounted light fitting, two wall mounted light fittings, wooden effect flooring, wall mounted vertical radiator and patio doors leading to rear garden.

## Kitchen

8'8 x 9'8

Spotlights, vinyl flooring, window to side with feature shutters, access to storage cupboard. Range of wall and floor mounted units, oven with induction hob and extractor fan overhead, integrated dishwasher and fridge. Leads to utility.

## Downstairs WC/ Utility

Space for fridge/freezer and washing machine. Mid level WC and storage. Laminate flooring with door leading to rear garden.

## Landing

Access to all bedrooms, bathroom and airing cupboard. Loft hatch with folding loft ladder.

## Bedroom One

11'9 x 12'9

Ceiling mounted light fitting, carpeted, wooden panel feature wall, wall mounted radiator and window to rear.

## Bedroom Two

9'8 x 12'9

Ceiling mounted light fitting, carpeted, wall mounted radiator and window to front.

## Bedroom Three

6'7 x 8'9

Ceiling mounted light fitting, carpeted, wall mounted radiator, storage cupboard and window to front

## Bathroom

Spotlights, tiled floor and tiled walls, heated towel rail and obscured window to rear. Walk in the shower unit, bath, integrated wash handbasin and low-level WC unit with storage.





Floor Plan

