



Waxwell Road | Hullbridge | Hockley | SS5 6HG

Guide Price £350,000

bear
Estate Agents

Guide Price £350,000 - £375,000

Bear Estate Agents are delighted to present this detached bungalow, an excellent choice for those looking to downsize, embark on their first purchase, or enjoy the ease of single-level living. Offering a generous lounge ideal for relaxing or entertaining with family and friends, the home also features two well-proportioned bedrooms, and a modern, comfortable layout designed for everyday convenience.

Outside, the property continues to impress with a good-sized south-facing rear garden, perfect for outdoor enjoyment, as well as off-street parking and a garage providing ample space for both residents and visitors.

Positioned in the highly sought-after village of Hullbridge, you'll find local amenities, transport links, and picturesque riverside walks just a short distance away—ensuring the ideal balance of peaceful living and accessibility. Don't miss the opportunity to secure this wonderful home; contact us today to arrange your viewing.

- Detached Bungalow
- Off Street Parking
- Two Spacious Bedrooms
- Spacious Lounge
- Garage
- 60ft South Facing Rear Garden
- Close To The River Crouch
- Planning Approved For Second Floor Extension

Entrance Hall

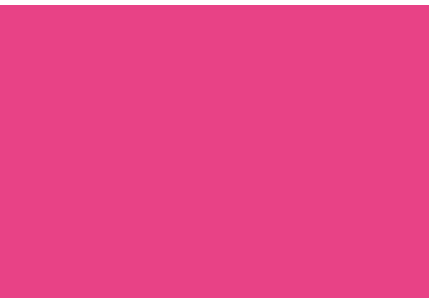
Double glazed door to hallway with fitted carpet, double glazed obscure window to side and access into the lounge.

Lounge

15'2 x 12'2 (4.62m x 3.71m)

Textured ceiling with pendant ceiling light, double glazed bay windows to the front aspect, electric fire place, power points, wall mounted radiator and carpeted flooring throughout.





Kitchen

10'8 x 8'12 (3.25m x 2.44m)

Double glazed window to the side aspect, eye and base level units, space for washing machine, gas hob with extractor fan above, sink with drainer board, tiled splashbacks, tiled flooring throughout and double glazed door to the side aspect.

Bedroom One

13'2 x 11'4 (4.01m x 3.45m)

Double glazed window to the rear aspect, wall mounted radiator, fitted wardrobe units, power points and carpeted flooring throughout.

Bedroom Two

15'1 x 8'6 (4.60m x 2.59m)

Double glazed windows to the rear aspect, wall mounted radiator, power points, space for storage and carpeted flooring throughout.

Bathroom

Obscure double glazed window to the side aspect, bath unit, WC, fitted shower unit, wash hand basin and tiled flooring and walls 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



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)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	