



Orchard Avenue | Hockley | | SS5 5BE

Guide Price £550,000 - £575,000

bear
Estate Agents

* GUIDE PRICE £550,000 - £575,000 * PARKING * BEAUTIFUL HOUSE * FOUR DOUBLE BEDROOMS * OFFICE * DOWNSTAIRS WC * Bear Estate Agents are delighted to bring to the market this beautifully modernised four-bedroom semi-detached family home, offering spacious and stylish accommodation throughout and finished to an exceptional standard.

The ground floor features a welcoming living room, a contemporary fitted kitchen with a separate utility room, a convenient downstairs WC and a dedicated office, providing the perfect space for those working from home. Upstairs, the property boasts four generous double bedrooms and a beautifully appointed family bathroom, with the high standard of finish continuing throughout the home.

Externally, the property enjoys a well-maintained rear garden, creating an ideal space for relaxing and entertaining, while the front benefits from off-street parking. Situated in the sought-after area of Hockley, the property is within easy reach of highly regarded schools, local amenities and excellent transport links, making it an outstanding choice for modern family living.

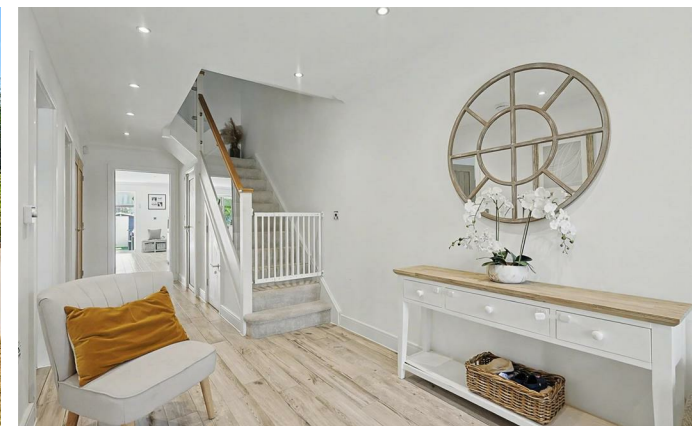
- Beautiful semi detached chalet
- Off street parking
- Modernised kitchen
- Office
- Four double bedrooms
- Close to local amenities
- Ground floor WC
- Close to Hockley station

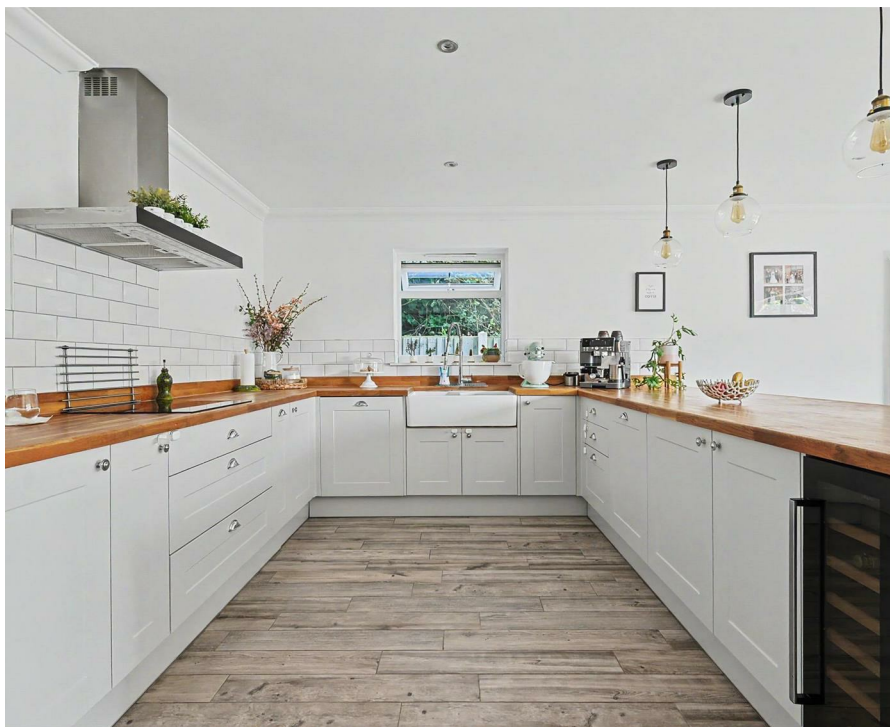
Hallway

Composite door with obscured window to front. Spotlights, wall mounted radiator, under stair storage, built-in utility cupboard and tiled flooring throughout. Access to living room, office, downstairs WC and kitchen diner.

Living Room

19'6 x 11'4 (5.94m x 3.45m)
Spotlights, wall mounted radiator, double window to front, and carpeted throughout.





Office

11'4 x 7'3 (3.45m x 2.21m)
Spotlights, window to side, wall mounted radiator and carpeted throughout. Access to media covered housing boiler and CCTV unit.

Downstairs WC

Spotlight, heated towel rail, wash hand basin, low-level WC, part tile walls and tiled flooring.

Utility cupboard

Spotlight, floor mounted units with space for Washing machine machine and tumble dryer, integrated sink and tiled flooring throughout.

Kitchen/ diner

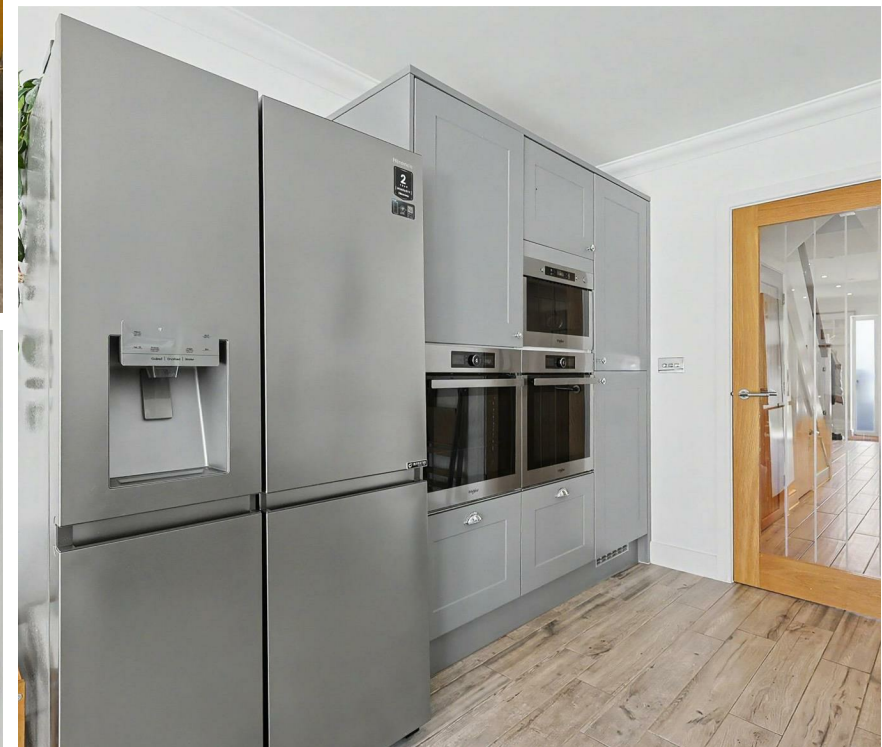
20'9 x 19'3 (6.32m x 5.87m)
Two kitchen area; spotlights with feature hanging lighting, window to side and tiled flooring throughout. Range of wall and floor mounted units including integrated double oven with integrated microwave, integrated fridge/freezer, integrated butler sink, integrated wine fridge and separate induction hob with extractor fan overhead. To dining area; two vertical wall mounted radiators, bifold and doors to rear garden, Spotlights and tiled flooring throughout.

Landing

Ceiling mounted light fitting with spotlights, loft hatch, wall mounted radiator, storage cupboard and carpeted throughout

Bedroom One

18'6 x 9'6 (5.64m x 2.90m)
Ceiling mounted light fitting, double window to front, wall mounted radiator and carpeted throughout



Bedroom Two

18'6 x 9'6 (5.64m x 2.90m)

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

Bedroom Three

12'8 x 9'6 (3.86m x 2.90m)

Ceiling mounted light fitting, double window to rear, wall mounted radiator and carpeted throughout

Bedroom Four

12'8 x 9'6 (3.86m x 2.90m)

Ceiling mounted light fitting, double window to rear, wall mounted radiator, fitted wardrobes and carpeted throughout.

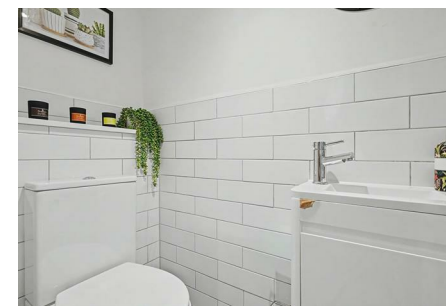
Bathroom

9'6 x 5'7 (2.90m x 1.70m)

Spotlights, obscured window to side, bath, shower unit, heated towel rail, floating wash hand basin with storage, low-level WC and tiled flooring throughout

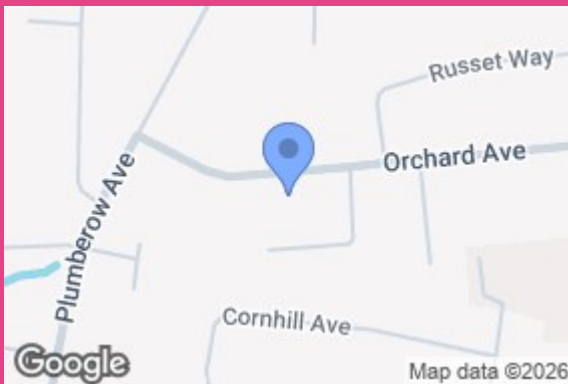
Rear garden

Access via bifold doors in kitchen/diner. Raised paved patio area with raised plant boards to side. Steps then lead to lawn with additional patio area to rear. Wooden built shed and electric roller awning.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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