



Bartons Avenue | Hullbridge | Hockley | SS5 6EH

Guide Price £375,000 - £400,000

bear
Estate Agents

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Bear Estate Agents are delighted to present this modern three bedroom semi-detached family home, ideally positioned in a sought-after location close to the River Crouch.

The property offers well-balanced and contemporary accommodation throughout. The ground floor comprises a spacious and welcoming lounge, a modern fitted kitchen, and a convenient downstairs WC. Upstairs, there are three well-proportioned bedrooms served by a stylish family bathroom, making the layout ideal for families and those seeking comfortable everyday living.

Externally, the home benefits from off-street parking, useful side access, and a south-facing garden, adding both practicality and convenience. Fully modernised throughout and located close to scenic riverside walks, local amenities, and transport links, this property is perfectly suited to buyers looking for a modern home in a peaceful yet well-connected setting.

- Semi Detached House
- Off Street Parking
- Downstairs WC
- Close To The River Crouch
- Side Access
- Modernised Throughout
- Three Bedrooms
- South Facing Garden

Hallway

Ceiling mounted light fitting, wall mounted radiator, access to kitchen, lounge, staircase and downstairs WC. Wooden effect flooring throughout.

Lounge

14'4 x 16'2 (4.37m x 4.93m)

Ceiling mounted light fitting, wall mounted radiator, part feature panelled wall, built in the storage cupboard and wooden effect flooring throughout.





Kitchen

6'9 x 10'0 (2.06m x 3.05m)
Ceiling mounted light fitting, window to front, wall mounted radiator, part tiled walls and wooden effect flooring throughout. Range of wall and floor mounted units including integrated electric oven with gas hob and extractor fan over head, integrated fridge/freezer and stainless steel sink and dryer unit.

Downstairs WC

Ceiling mounted light fitting, wood panelled walls, wall mounted radiator, low-level WC, wash hand basin and wooden effect flooring throughout.

Bedroom One

10'9 x 12'5 (3.28m x 3.78m)
Ceiling mounted light fitting, wall mounted radiator, two windows to front, fitted wardrobes, built-in storage cupboard and carpeted throughout.

Bedroom Two

7'11 x 10'9 (2.41m x 3.28m)
Ceiling mounted light fitting, wall mounted radiator, window to rear and carpeted throughout.

Bedroom Three

6'2 x 10'1 (1.88m x 3.07m)
Ceiling mounted light fitting, wall mounted radiator, window to rear and carpeted throughout.

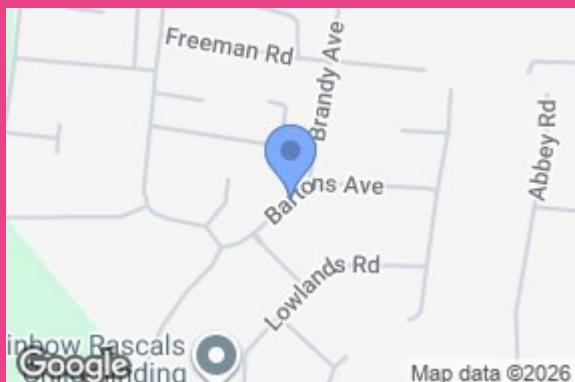
Bathroom

Ceiling mounted light fitting, heated towel rail, part tiled walls and wooden effect flooring throughout.
Bath with shower overhead, wash hand basin and low-level WC.

Rear Garden

French doors lead to rear garden from lounge. Patio area followed by lawn, with additional patio and shed area to rear. Gate to side access via frontage.





GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.

TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained in this document, 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 (A2 plus)	A	97
(B1-91)	B	84
(B2-80)	C	
(D5-68)	D	
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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