

# bear

*Estate Agents*



## Cornhill Avenue

Hockley

**£425,000** Offers Over



Bear Estate Agents are proud to announce for sale this beautiful three bedroom semi detached chalet home situated in a great location close to schools, local amenities and Hockley train station for a direct commute into London Liverpool street. Internally boasting a spacious lounge, kitchen/diner, three bedrooms and two main bathrooms this home has plenty to offer. Externally the property boasts a landscaped front garden, side access, a garage, off street parking and a large south backing, un-over looked rear garden. Please call today to secure your viewing.

- Semi Detached
- Two Bathrooms
- Off Street Parking
- Private Rear Garden
- Spacious Lounge
- Kitchen/Diner
- Three Bedrooms
- Close To Popular Local Amenities
- Close To Train Station
- A Must View

# Cornhill Avenue



## Frontage

Front garden with mature shrubs, trees, access to the side, parking via a shared drive.

## Entrance Hall

The property is entered by a UPVC front door, wood floors, wall mounted radiator, smooth ceilings with a pendant ceiling light, double glazed French doors leading onto the rear garden, space for storage, stairs to the first floor and an under stairs storage cupboard.

## Kitchen

18'11" x 10'0"

Wooden floors throughout, it's an open plan kitchen diner, the kitchen comprises of a range of eye and base level units with stone effect work tops, stainless steel sink with a mixer tap, space for washing machine, integrated dishwasher, integrated fridge freezer, a 'Bosch' double oven with a four ring gas hob with extractor fan above, plenty of power points, a wall mounted radiator, smooth ceilings with pendant ceiling lights, double glazed courtesy door leading onto the rear garden and double glazed French doors leading onto the rear garden.

## Lounge

17'2" x 11'10"

Wooden floors throughout, smooth ceilings with coving to ceiling edge, a double glazed bay window facing the front aspect with custom fitted shutter blinds, plenty of power points and a log burner.

## Bedroom One

11'0" x 9'9"

Carpet throughout, smooth ceilings with a pendant ceiling light, built in wardrobes, double glazed window facing the front aspect with custom fitted shutter blinds, plenty of power points, .

## Downstairs Bathroom

Tiled floors throughout, smooth ceilings with inset ceilings spotlights, an obscure double glazed window facing the rear aspect, comprises of a three piece suite with a two door window, an enclosed shower with rainfall shower head, a wall mounted WC, a vanity sink unit, is also tiled around, extractor fan and a chrome heated towel.

## Landing

Carpeted throughout, smooth ceilings with a pendant ceiling light and doors into bedroom two.

## Bedroom Two

22'2" x 8'6"

Two double glazed windows facing the front aspect, smooth ceilings with a pendant ceiling light, eaves storage, power points and a wall mounted radiator.

## Bedroom Three

10'2" x 8'2"

Carpeted throughout, smooth ceilings with a pendant ceiling light, a wall mounted radiator, eaves storage, power points and double glazed windows with a pendant ceiling light.

## Bathroom

Tiled floors, tiled surrounds, smooth ceilings with a centre ceiling spotlight, extractor fan, obscure double glazed window facing the rear aspect, the bathroom comprises of a three -piece suite with a wall mounted WC, panelled bath with a shower head, a pedestal sink and a wall mounted radiator.

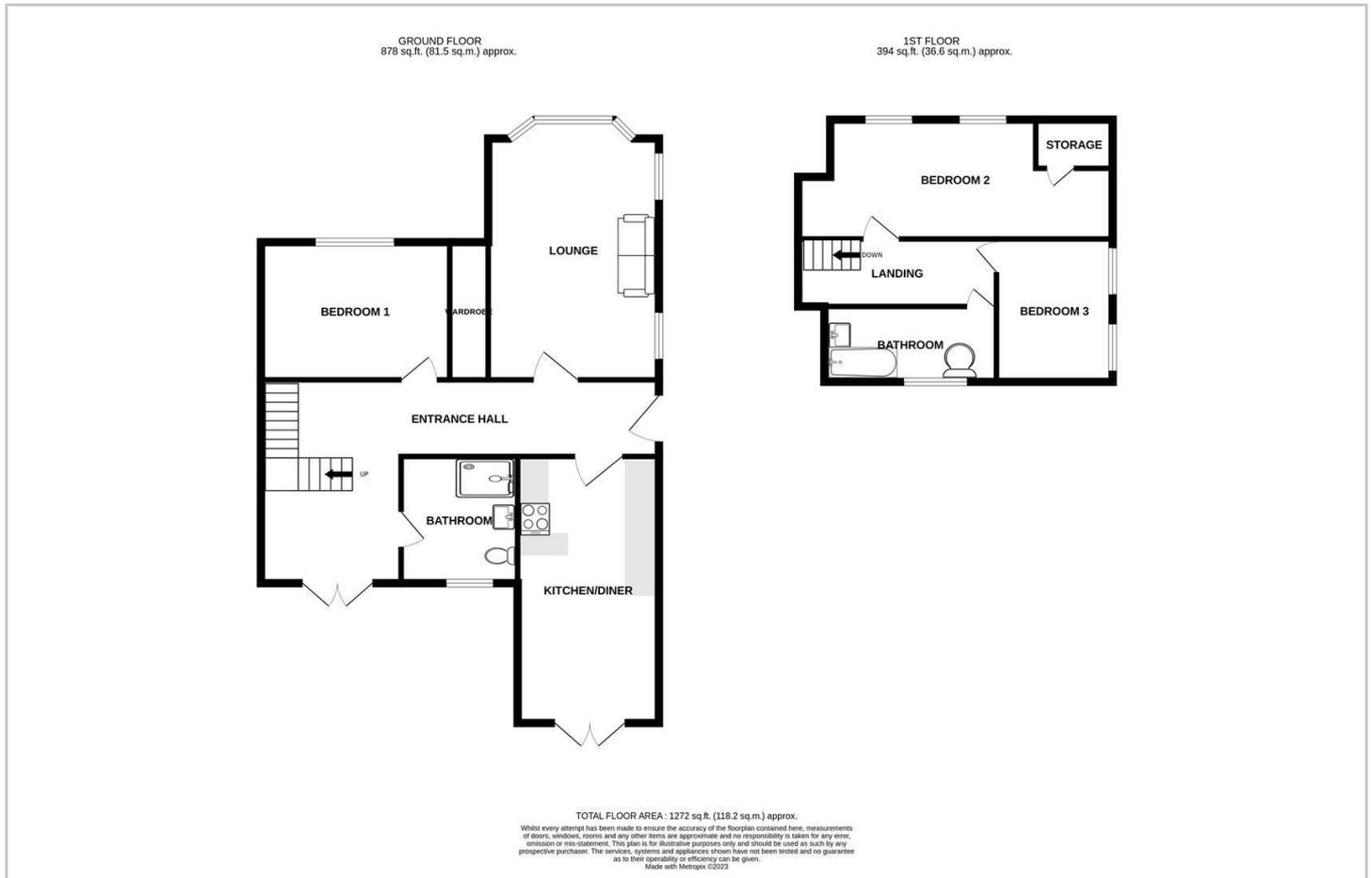
## Garden

Commences of a patio area, flower beds, mature shrubs, trees, access into the garage, summerhouse to remain which also has power, office space, separate shed to remain, the garden is unoverlooked and south-backing, access to the side, decking area, fenced surrounds and brick wall surrounds.

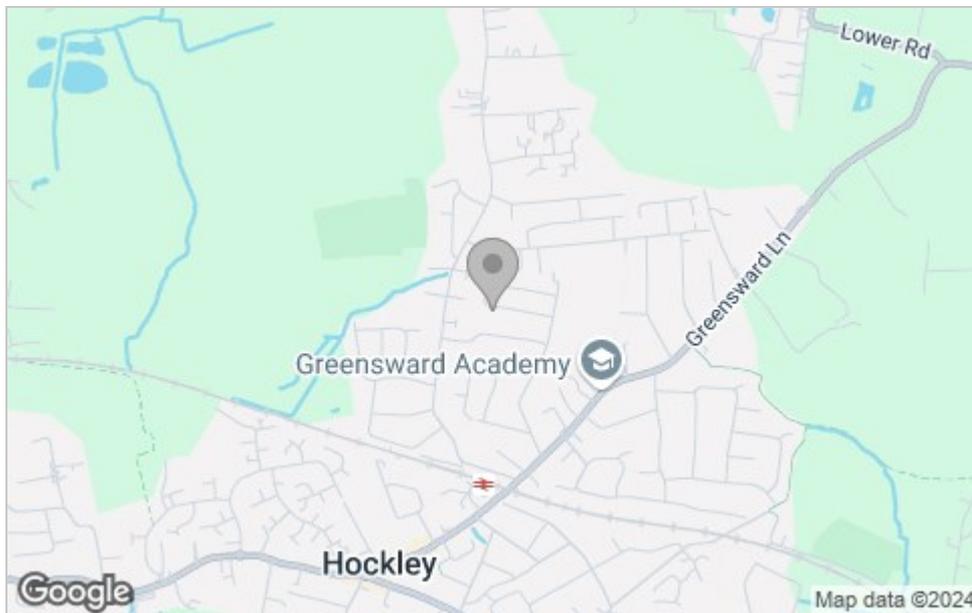
## EPC : Ordered



# Floor Plan



# Area Map



# Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 Main Road, Hockley, Essex, SS5 4QY

Office: 01702 416476 [hockley@bearestateagents.co.uk](mailto:hockley@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

# Energy Efficiency Graph

