



Woodlands Road | | Hockley | SS5 4PL

£450,000

bear
Estate Agents

Bear Estate Agents are happy to welcome this two/ three bedroom semi-detached bungalow that offers a wonderful opportunity for buyers seeking a home they can truly make their own. The property features two generous double bedrooms and an additional room that could be utilised as a third bedroom, office, or dining area, providing excellent flexibility to suit individual needs. The spacious layout includes a comfortable lounge and a kitchen, offering the perfect canvas for someone looking to add their own style and personal touch.

Outside, the bungalow enjoys off-street parking and convenient side access leading to a beautiful, large rear garden — an ideal space for relaxation, gardening, or entertaining. The generous plot enhances the property's potential and provides plenty of outdoor appeal.

Situated in the sought-after area of Hockley, the home is within close proximity to local amenities, schools, and Hockley Station, ensuring excellent connectivity and convenience.

In summary, this semi-detached bungalow represents an exciting opportunity for those seeking a property with great potential in a desirable and well-connected location. With its spacious garden, flexible layout, and scope for improvement, it is the perfect choice for anyone eager to create their ideal home.

- Spacious Semi-Detached Bungalow
- Off Street Parking
- Close To Local Amenities
- Utility Room
- Side Access
- Spacious Rear Garden

Hallway

UPVC door with obscured window to front. Ceiling mounted light fitting, wall mounted radiator, loft hatch and carpeted throughout.





Lounge

24'2 x 12'11 (7.37m x 3.94m)

Two ceiling mounted light fittings, four wall mounted light fittings, electric fireplace with feature fireplace surround, two wall mounted radiators, carpeted throughout and UPVC French doors with window surround to rear garden.

Kitchen

12'4 x 11'5 (3.76m x 3.48m)

Two ceiling mounted light fittings, large double window to rear, part tiled walls with vinyl flooring throughout. Range of wall and floor mounted units including integrated oven and grill with separate gas ring hob and extractor fan overhead, integrated stainless steel sink unit with dryer, dishwasher and space for fridge/freezer. obscured glass window surround with entrance to utility room.

Utility Room

5'2 x 11'4 (1.57m x 3.45m)

Ceiling mounted light fitting, large single window to side, splashback tiles and floor mounted units with integrated stainless steel sink and dry unit and newly fitted boiler. UPVC obscured window door and window surround to rear garden.

Bedroom One

11'10 x 11'10 (3.61m x 3.61m)

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

Bedroom Two

9'10 x 11'3 (3.00m x 3.43m)

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

Bedroom Three

11'10 x 12'3 (3.61m x 3.73m)

Ceiling mounted light fitting, two windows to side, wall mounted radiator, storage cupboard and carpeted throughout.





Bathroom

5'7 x 7'9 (1.70m x 2.36m)

Spotlight, to win obscured windows to side, tiled walls and tiled floor. Walk-in double shower unit, wash handbasin with integrated floating storage, heated towel rail and low-level WC.

Garage

Up and over door to front, fitted with lighting and power throughout.

Rear Garden

Patio area with slabbed path leading to rear of garden, with remainder later alone. Concrete base for shed and bark area. Access to side passage and front gate.

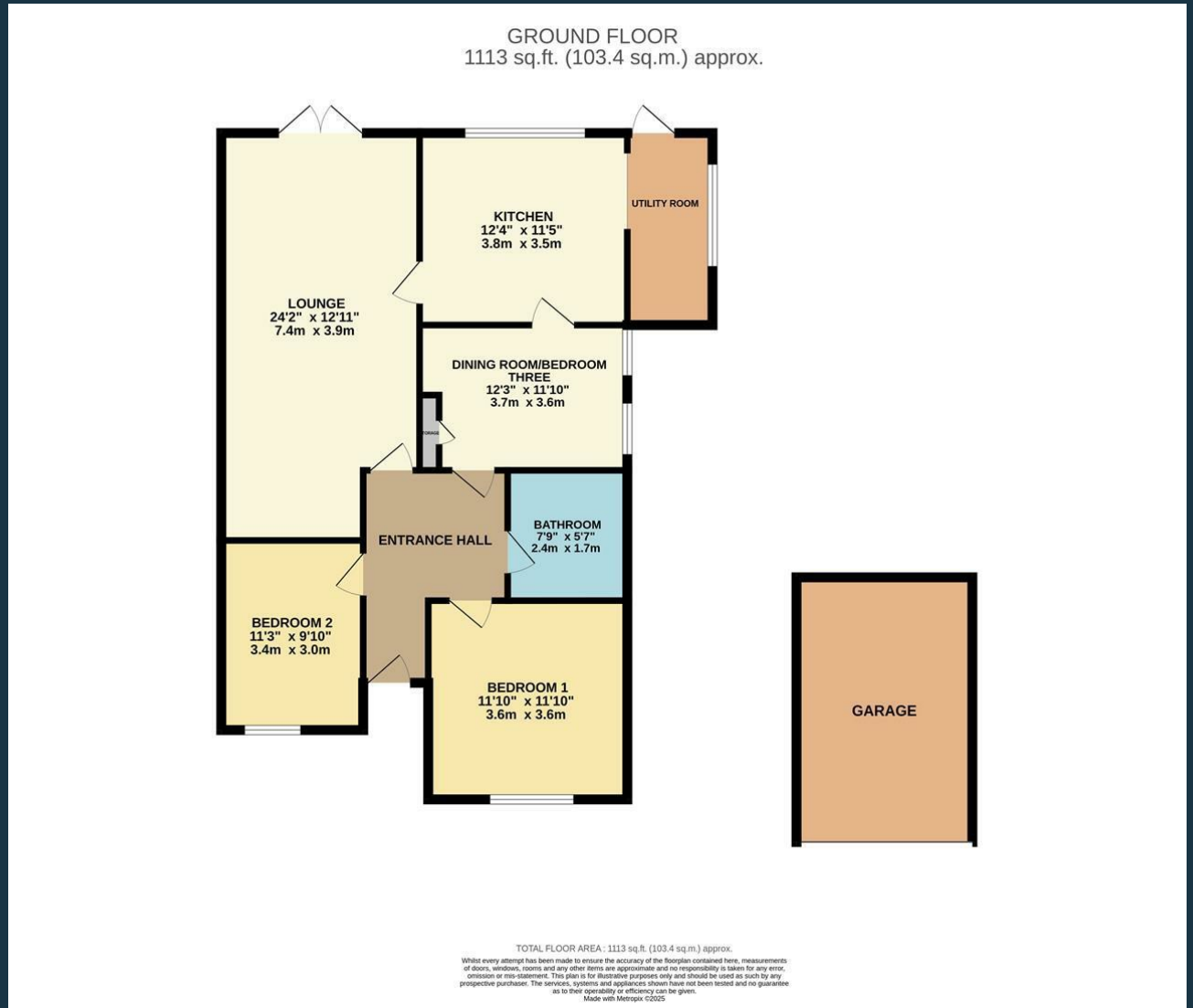
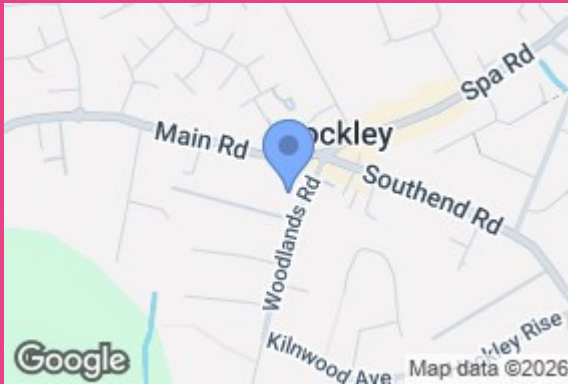
Agents Notes

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 - D







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		65	77
EU Directive 2002/91/EC			

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