



Mayfield Avenue | Hullbridge | Hockley | SS5 6JQ

£350,000

bear
Estate Agents

Bear Estate Agents are delighted to present this charming two bedroom detached bungalow, ideally situated within a sought-after village location close to local shops, schools and excellent transport links, and just a stone's throw from the scenic River Crouch.

The property offers well-presented accommodation, including a welcoming porch leading into a beautiful living room, a fully fitted kitchen with a range of base and wall units, two generous double bedrooms and a modern three piece family bathroom, along with ample storage throughout.

Externally, the home benefits from a driveway providing off-street parking, with further potential to create additional parking to the front, as well as a detached garden featuring decking, patio areas, a well-maintained lawn and side access. With double glazing and central heating throughout, this is a fantastic must-view home offering comfortable, low-maintenance living in a convenient and desirable setting.

- Semi-Detached Bungalow
- Off Street Parking
- Garage
- Stone Throw Away From The River Crouch
- Two Double Bedrooms
- Large Living Room
- Close To Local Amenities

Entrance

Off street parking, access to the rear garden via side gate and access to the front porch.

Lounge

11'4 x 19'2 (3.45m x 5.84m)

Double glazed window to the front aspect, smooth ceilings with pendant ceiling light, wall mounted radiator, power points, wooden flooring throughout and access to all other rooms .





Kitchen

12'5 x 11'5 (3.78m x 3.48m)
Double window to the rear aspect, smooth ceiling with pendant ceiling light, eye and base units, sink with draining board, tiled splashbacks, integrated oven with induction and extractor fan above, integrated dishwasher, space for fridge freezer, wall mounted radiator, power points and double glazed door accessing the rear garden.

Bedroom One

12'5 x 11'5 (3.78m x 3.48m)
Double glazed window to the rear aspect, fitted wardrobe storage, wall mounted radiator, power points and carpeted flooring throughout.

Bedroom Two

11'5 x 8'8 (3.48m x 2.64m)
Double glazed window to the front aspect, wall mounted radiator, power points, fitted storage cupboard and carpeted flooring throughout.

Bathroom

6'9 x 5'6 (2.06m x 1.68m)
Obscure double glazed window to the side aspect, vanity sink unit with storage below, panelled bath unit with rainfall showerhead attachment, tiled surrounds and wooden effect flooring throughout.

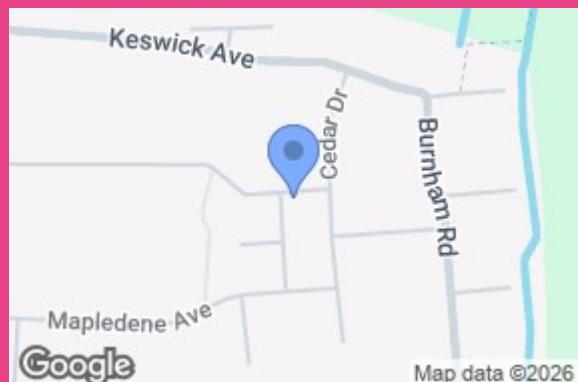
Exterior

Garage access via the rear garden, mostly laid to lawn, mature shrubs and access to the front via the side 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 - C



GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.

The floor plan shows the following dimensions:

- BEDROOM 1: 12'5" x 11'5" (3.8m x 3.5m)
- KITCHEN: 12'5" x 8'8" (3.8m x 2.6m)
- BATHROOM: 6'9" x 5'6" (2.1m x 1.7m)
- HALLWAY
- BEDROOM 2: 11'10" x 8'10" (3.6m x 2.7m)
- LOUNGE: 17'6" x 11'5" (5.3m x 3.5m)
- PORCH
- TORAG (twice)

TOTAL FLOOR AREA: 670 sq.ft. (62.2 sq.m.) approx.

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 errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and no guarantee is given 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	
(B1-91)	B	
(B9-80)	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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