




38 Broadlands Road, Hockley, Essex, SS5 5DS

Three Bedroom Semi-Detached Home / Price: OIRO £385,000 / Tel: 01702 207720

amos





Situated in a popular residential area, this **three-bedroom** semi-detached home offers generous space and fantastic potential for buyers looking to put their own stamp on a property. The accommodation begins with an entrance porch leading into a welcoming hallway. The ground floor comprises a spacious open-plan living and dining room, along with a fitted kitchen offering space for appliances and direct access to the rear garden. Upstairs, the property features three bedrooms, with the main bedroom benefiting from a large bay window. A three-piece shower room serves the first floor. Externally, the property has a generously sized rear garden, providing ample outdoor space and access to a detached garage. To the front, there is a driveway providing off-street parking for vehicles, as well as convenient side access to the rear garden. This property presents an excellent opportunity for buyers seeking a home with scope for improvement in a sought-after location.

Location wise, the house is perfectly located for great schools, the Village shops and eateries and of course the train station with fast, direct access to London. We have produced a **360' tour** so you can take a virtual tour around the property. Offered with **No Onward Chain**.

Find us on



GROUND FLOOR

1ST FLOOR



**A space to
call home.**

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 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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Property Information

- / Three bedroom semi-detached home
- / Popular residential location
- / Open living and dining area
- / Fitted kitchen with access to rear garden
- / Bay-fronted main bedroom
- / Three-piece shower room
- / Generous rear garden with detached garage
- / Scope for modernisation and improvement
- / Excellent potential for personalisation
- / Close to local schools, shops and amenities
- / Situated on the popular Broadlands development
- / No Onward Chain!
- / Council Tax Band: D
- / EPC Rating: Pending
- / 360' Virtual Tour Available

Entrance door leading to:

Entrance Porch /

6'7 x 2'1

Double glazed door to:

Entrance Hall /

11'9 x 6'5

Double glazed window to front aspect, plastered ceiling, fitted carpet, staircase to first floor accommodation with fitted carpet and wood balustrade, understairs storage cupboard, radiator, power points, doors leading off:

Living Room /

14'4 x 11'5

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, feature fireplace, radiator, power points, open access to:

Dining Room /

13'4 x 11'4

Double glazed window to rear aspect, plastered and coved ceiling, fitted carpet, radiator, power points.

Kitchen /

13'8 x 6'7

Fitted at both eye and base level in a range of white units with working surface over, space for appliances such as fridge/freezer, washing machine and cooker, 1.5 stainless steel sink with mixer tap and drainer, double glazed window to rear aspect and double glazed door to rear garden, plastered ceiling, wood effect floor covering, part tiled walls, power points.





Landing /

7'7 x 7'3

Double glazed window to side aspect, plastered ceiling, fitted carpet, wood balustrade, loft access, doors leading off:

Bedroom One /

14'1 x 11'6

Double glazed bay window to front aspect, plastered and coved ceiling, fitted carpet, radiator, power points.

Bedroom Two /

11'10 x 11'0

Double glazed window to rear aspect, plastered and coved ceiling, fitted carpet, built in sliding wardrobes, radiator, power points.

Bedroom Three /

9'7 x 6'4

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, radiator, power points.

Shower Room /

7'9 x 7'0

Three piece suite comprising of safety glass cubicle with fitted shower unit, vanity unit with sink top and mixer tap, low level w/c, double glazed window to rear aspect, plastered ceiling, fitted carpet, tiled walls, storage cupboard housing boiler, radiator.

Rear Garden /

Patio to immediate rear of property followed with remaining laid to lawn, mature planting, shed, access to detached garage, secure fence boundaries to either side, shared paved sideway providing access to the front garden.



Detached Garage /

Up and over door.

Front Garden /

Paved driveway providing parking for vehicles, laid to lawn area, secure boundaries either side.



We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



