

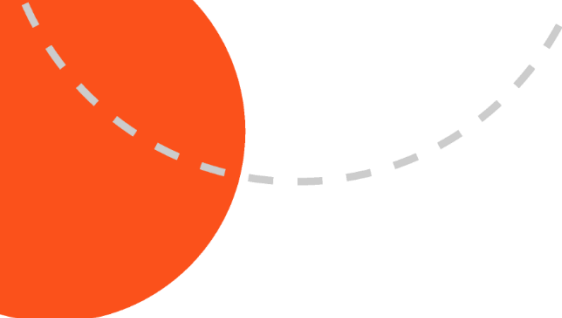


72 Orchard Avenue, Hockley, Essex, SS5 5BE

Four Bedroom Semi-Detached House / Guide Price: £375,000 - £400,000 / Tel: 01702 207720





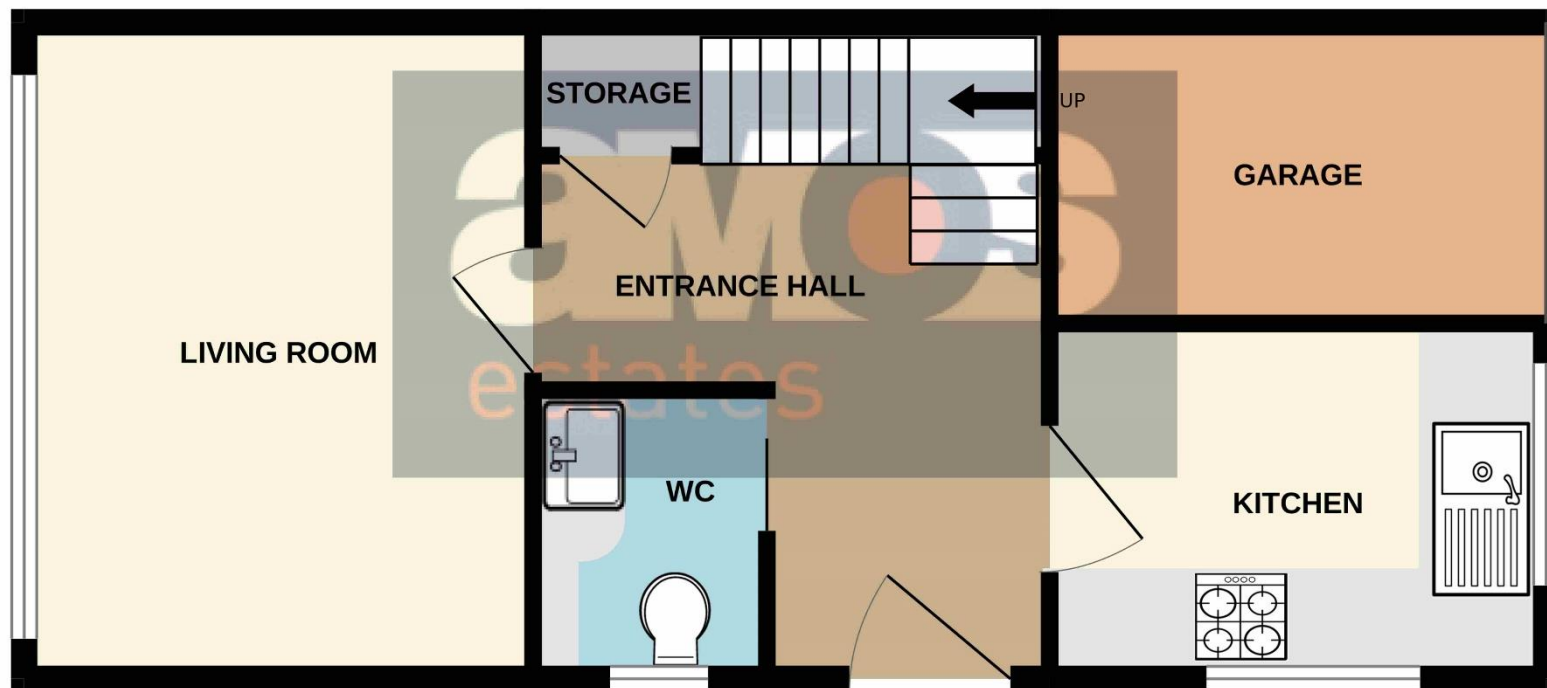


Guide Price: £375,000 - £400,000 Offered with **no onward chain**, this four-bedroom semi-detached home presents a **fantastic opportunity** for buyers looking to personalise a property to their own taste. The ground floor comprises a fitted kitchen, a spacious living/dining room with direct access to the rear garden, and a convenient cloakroom. Upstairs, the property offers four well-proportioned bedrooms served by a three-piece family bathroom. Externally, the very large rear garden is mainly laid to lawn with mature planting and access to a useful wooden shed. To the front, the property benefits from off-street parking and access to the garage.

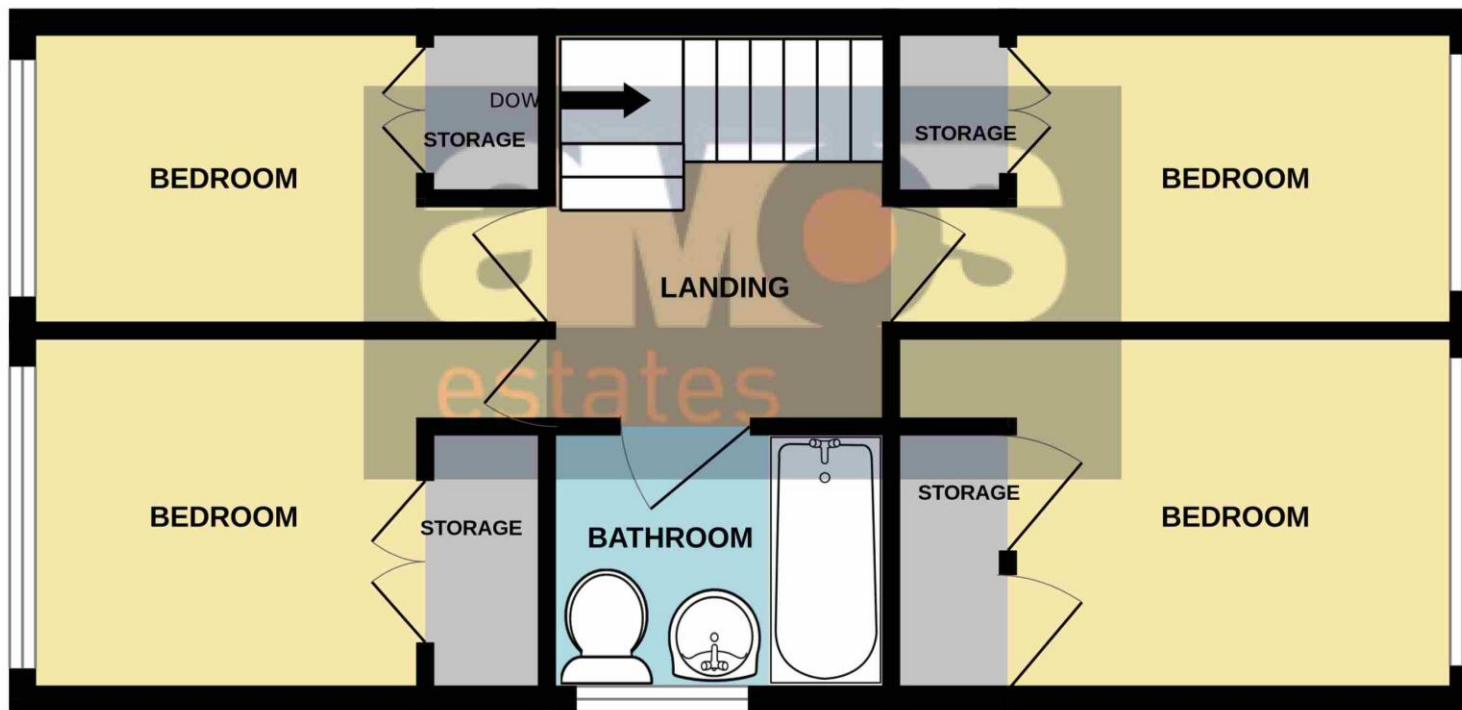
Ideally located for families, the property is within easy reach of Hockley Woods, Hockley railway station with direct links to London Liverpool Street, and the village's range of shops and amenities. It also offers convenient access to both Plumberow Primary Academy and Greensward Academy.

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Property Information

- / Four Bedroom Semi-Detached House
- / Offered for Sale with No Onward Chain
- / Living/Dining Room with access to Rear
- / Fitted Kitchen providing potential
- / Ground Floor W/C & Upstairs Family Bathroom
- / Very Large rear garden
- / Driveway and Garage
- / Fully Boarded and insulated loft with pull down ladder
- / Great Location near local shops, the train station and Hockley woods
- / Fantastic opportunity for buyers looking to personalise a property to their own taste
- / EPC Rating: C
- / Council Tax Band: D

Entrance Hall /

15'5 x 10'6

Double glazed window to side aspect, painted ceiling, fitted carpet, staircase to first floor accommodation with fitted carpet, understairs storage cupboard, radiator, doors leading off:

Ground Floor Cloakroom /

6'8 x 3'9

Two-piece suite comprising of vanity unit with sink top and separate taps, low level w/c, double glazed window to side aspect, painted ceiling, floor covering, part tiled walls.

Kitchen /

13'4 x 8'5

Fitted at eye and base level in a range of wood roll units and working surface, space for appliances such as cooker, fridge/freezer and washing machine, stainless steel sink unit with mixer tap and drainer, double glazed windows to front and side aspect, lightly-textured ceiling, floor covering, part tiled walls, power points.

Living/Dining Room /

16'9 x 11'10

Double glazed sliding doors to rear garden, painted ceiling, fitted carpet, space for dining table, radiator, power points.

Landing /

11'1 x 7'1

Fitted carpet, painted ceiling, doors leading off:





Bedroom One /

15'8 x 8'9

Double glazed window to front aspect, painted ceiling, fitted carpet, built in wardrobes/storage, radiator, power points.

Bedroom Two /

13'1 x 8'0

Double glazed window to front aspect, painted ceiling, fitted carpet, built in wardrobes, power points.

Bedroom Three /

11'9 x 8'1

Double glazed window to rear aspect, painted ceiling, fitted carpet, radiator, built in wardrobes, power points.

Bedroom Four /

11'8 x 8'7

Double glazed window to rear aspect, painted ceiling, fitted carpet, fitted wardrobes, radiator, power points.

Bathroom /

5'6 x 7

Three-piece suite comprising of integrated bath with separate taps and fitted shower unit with safety glass, pedestal wash hand basin with separate taps, low level w/c, double glazed window to side aspect, painted ceiling, floor covering, tiled walls, radiator.

Rear Garden /

Laid to lawn with secure boundaries to either side, paved walkway to side of property followed by steppingstones leading to wooden shed, outside power point, water butt, mature planting, gate providing side access.







Front Garden /

Paved driveway providing parking for vehicles, laid to lawn area and fence boundaries to one side, access to garage.

Garage /

Up and over door, power and light fitted.

EPC Rating /

Current: C

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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.

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