



BRACKENDALE CLOSE HOCKLEY, SS5 5AP

* £550,000 - £575,000 * - VERSATILE FOUR/FIVE BEDROOM DETACHED FAMILY HOME. POSITIONED IN A QUIET CUL-DE-SAC IN HOCKLEY. BOASTING OFF-STREET PARKING FOR MULTIPLE VEHICLES AND A SIZEABLE REAR GARDEN. WITH THE ADDED BENEFIT OF A GROUND-FLOOR WC AND A UTILITY ROOM.

**GUIDE PRICE £550,000
FREEHOLD**

RP&C.
RICKY, PLANT & CHEN-PORTER

BRACKENDALE CLOSE

- Versatile four/five bedroom detached house
- Four first floor double bedrooms and additional study/bedroom to ground-floor
- Quiet cul-de-sac location
- Off-street parking for multiple vehicles
- Sizeable rear garden
- Convenient ground-floor WC and utility room
- Fantastic location close to Hockley Train Station
- Sizeable family lounge
- Convenient and versatile garage
- Two first floor bathrooms



Located in a quiet cul-de-sac in the sought after village of Hockley, this sizeable detached home offers generous and versatile accommodation ideal for family life. The property features four spacious first floor double bedrooms, including a 16' principle bedroom with its own ensuite, providing both comfort and privacy.

There are two separate reception rooms, offering flexible living space for entertaining, relaxing, or working from home. The main living room opens directly onto the south-facing garden, creating a bright and welcoming space with excellent natural light. A fitted kitchen/diner is supported by a useful utility room and ground floor WC, adding to the practicality of the layout. The ground-floor also boasts a versatile study/bedroom.

Externally, the large rear garden offers an enjoyable outdoor space, perfect for entertaining or unwinding in the sunshine. The property further benefits from a garage and off-street parking, ensuring ample parking options.

Conveniently positioned close to local shops and amenities, the home is also within easy reach of Hockley Station, providing excellent transport links for commuters. The property falls within the catchment area for the highly regarded Greensward Academy.

Situated on Brackendale Close, this attractive detached home presents a fantastic opportunity to secure a spacious property in a well-connected and family-friendly location.

Four bedroom detached house

Entrance hallway

Bedroom five/study

Lounge/diner

Kitchen/breakfast room

Utility room

Ground-floor WC

Stairs to first floor

Bedroom one

En-suite

Bedroom two

Bedroom three

Bedroom four

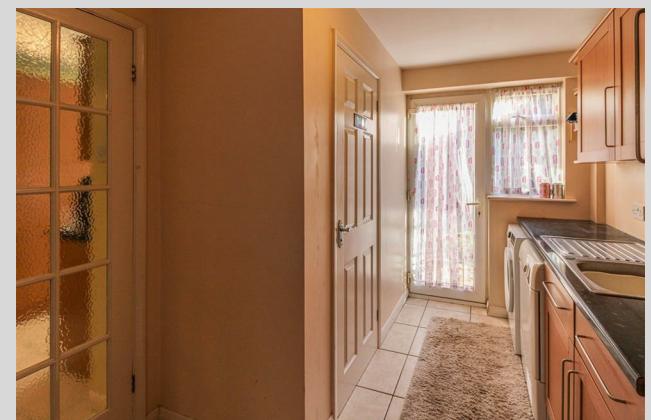
Family bathroom

Sizeable garden

Off-street parking for multiple vehicles

Garage

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ADDITIONAL INFORMATION

Local Authority – Rochford

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq.ft. (117.1 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 error, omission or inaccuracy. This plan is for general guidance 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

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