



* £300,000 - £325,000 * SOUTH-FACING GARDEN * NO ONWARD CHAIN * AMPLE PARKING * HUGE POTENTIAL * GREAT LOCATION * PERFECT FOR FIRST TIME BUYERS * POTENTIAL TO EXTEND S.T.P. * Bear Estate Agents are proud to announce for sale this charming two-bedroom semi-detached bungalow, ideally positioned close to local amenities and offering fantastic potential throughout. In need of renovation this property presents an exciting opportunity for first time buyers, investors and downsizers allowing.

The bungalow benefits from a sunny south-facing garden, off-street parking, a kitchen-diner and separate lounge, a large master bedroom with a further second bedroom and access to a separate family bathroom and WC. Conveniently located within easy reach of local shops, everyday amenities and transport links including a short drive to Hockley Station for London commuters, giving this property the perfect balance of peaceful living and practicality.

- Perfect for first time buyers
- South facing garden
- Ample parking
- No onward chain
- Huge potential
- Great location within catchment of Riverside Primary and The Sweyne Park schools
- Amenities nearby as well as bus links to Hockley Station
- Great size master bedroom
- Quiet location within walking distance to the beautiful River Crouch
- Kitchen-diner with an additional lounge

Malyons Lane

Hockley

£300,000

Price Guide



Malyons Lane



Frontage/Parking

Front garden, garden wall and gate, side access and parking for multiple vehicles on the front driveway.

Lounge

14'01 x 11'00

Double glazed sliding patio doors for garden access, coving, feature fireplace, radiator, skirting and carpet.

Kitchen-Diner

12'10 x 8'07

UPVC side door for garden access and a UPVC double glazed rear window overlooking the garden, kitchen units, space for appliances, stainless steel sink and drainer, tiled splashbacks, coving, skirting and a lino floor.

Master Bedroom

14'06 x 11'00

Large double room with a UPVC double glazed window to front aspect and ample wardrobe space, coving, radiator and skirting.

Second Bedroom

9'09 x 8'04

UPVC double glazed window to front aspect, coving, radiator, skirting and carpet.

Family Bathroom and WC

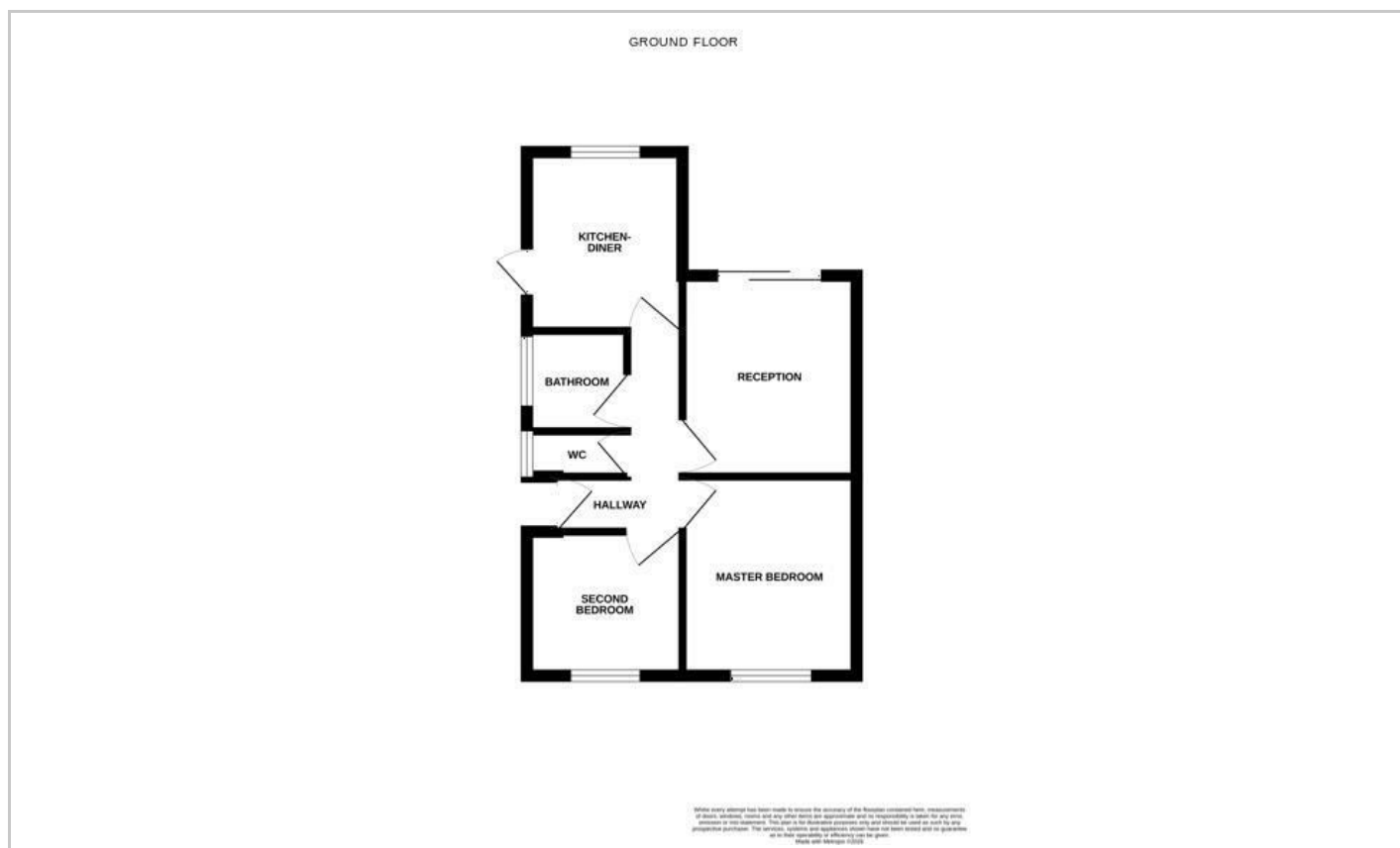
Separate two-piece bathroom and WC.

South-Facing Garden

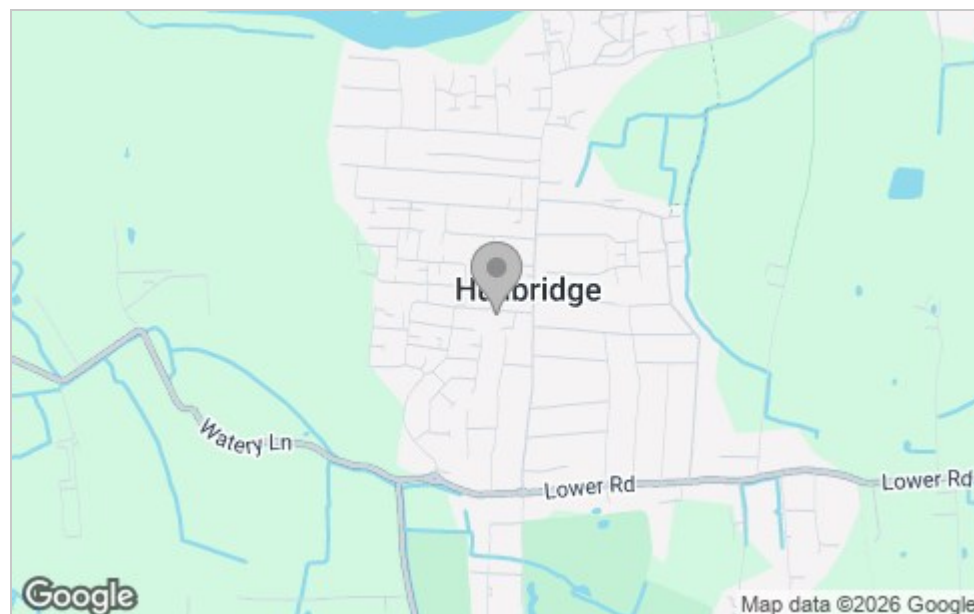
Sunny south-facing garden with side access back to front of property and fencing.



Floor Plan



Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 