



Hockley Avenue, Braintree, CM7 2DQ

welcome to

Hockley Avenue, Braintree

A superbly presented two bedroom semi-detached home, built in 2022 and benefiting from approx 6 years of NHBC warranty remaining. The property features a private driveway with EV charging point, spacious living accommodation and a convenient location close to Town, amenities and transport links.



Hallway

Radiator. Laminate flooring. Stairs to first floor. Understairs storage. Doors leading to:

Kitchen

14' 1" x 9' 2" (4.29m x 2.79m)

Double glazed window. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Integrated oven, electric hob and overhead extractor fan. Integrated appliances. Space for fridge freezer. Radiator. Laminate flooring.

Lounge

12' 2" max x 16' 5" max (3.71m max x 5.00m max)

L'shaped. Double glazed French doors to rear garden. Radiators. Laminate flooring.

Ground Floor Cloakroom

Low level WC. Wall mounted hand wash basin incorporated in a vanity unit and tiled splashback. Laminate flooring. Radiator.

Landing

Loft access. Doors leading to:-

Bedroom One

12' 10" x 9' 10" (3.91m x 3.00m)

Double glazed window. Radiator. Carpets. Fitted wardrobe. Door leading to:-

Ensuite

9' 6" x 5' 11" (2.90m x 1.80m)

Obscure double glazed window. Walk in shower cubicle. Low level WC & wall mounted hand wash basin incorporated in a vanity unit. Part tiled walls. Heated towel rail. Shaver point. Part tiled walls.

Bedroom Two

8' 11" x 12' 10" (2.72m x 3.91m)

Double glazed window. Radiator. Carpets. Built in home office set up. Door leading to:-

En-Suite

6' 7" x 5' 7" (2.01m x 1.70m)

Obscure double glazed window. Side panel bath with hot and cold mixer tap and overhead shower attachment. Low level WC & wall mounted hand wash basin incorporated in a vanity unit. Part tiled walls. Heated towel rail.

Garden

Commencing with a paved patio seating area and decked area to the rear. Remainder laid to lawn. Enclosed by panel fencing. Side access gate.

Parking

Driveway providing off street parking for two cars. EV charging point.



view this property online williamhbrown.co.uk/Property/BTR110602



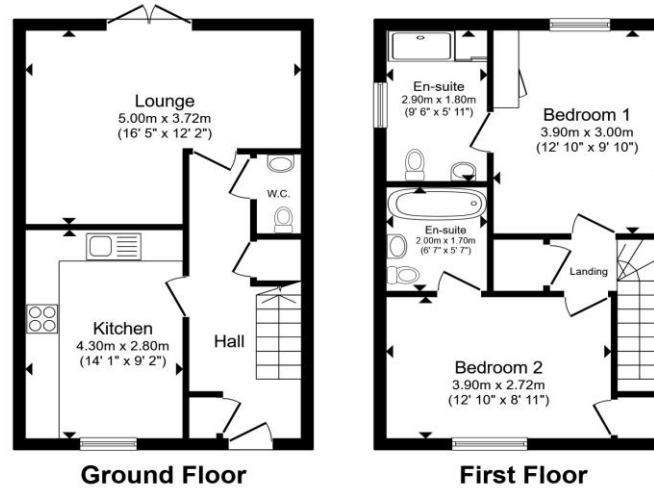
welcome to

Hockley Avenue, Braintree

- Stunning two-bedroom semi-detached home
- Built in 2022 with approximately 6 years NHBC warranty remaining
- Beautifully presented throughout
- Spacious lounge and modern fitted kitchen/diner
- Ground floor cloakroom

Tenure: Freehold EPC Rating: B

Council Tax Band: C



£350,000

Total floor area 76.6 m² (825 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/BTR110602



Property Ref:

BTR110602 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk

Please note the marker reflects the postcode not the actual property