

**To arrange a viewing contact us
today on 01268 777400**



West Avenue, Hockley Offers in excess of £900,000

Nestled in the tranquil setting of Hullbridge, this superb detached family home offers an abundance of space and convenience.

Situated within easy reach of local amenities and excellent travel links, including proximity to the yacht club and the picturesque River Crouch. Boasting ample off-street parking, the home features generous storage including a double garage and expansive living areas perfect for family gatherings and entertaining guests. The lounge provides a welcoming space for relaxation, while the open kitchen/dining area, with its plentiful worktop space, caters to culinary enthusiasts. The versatile extra reception, currently utilized as an office, offers flexibility for additional living space or a home business setup. Upstairs, the well-appointed bedrooms, including three en-suites, ensure comfort and privacy, with Bedroom One offering serene garden and vineyard views from a private balcony. Outside, the garden beckons for outdoor enjoyment, whether for gardening or hosting gatherings. With its adaptable layout and idyllic surroundings, this home presents an enticing opportunity for discerning buyers seeking both comfort and lifestyle excellence.

PORCH

Skimmed ceiling, front aspect UPVC front door with obscured double glazed window, front aspect UPVC double glazed obscured sidelights, and tiled floor.

Doors leading to:

CLOAKROOM

Skimmed ceiling, spotlighting, front aspect UPVC double glazed window and tiled flooring.

ENTRANCE HALL

Skimmed ceiling, spotlighting, carpeted stairs leading to first floor and wood effect flooring.

Doors leading to:

LIVING ROOM

Skimmed ceiling, spotlighting, front aspect UPVC double glazed window, rear aspect UPVC double glazed French doors and windows, feature fireplace, radiator and carpeted flooring.

KITCHEN/DINER

Skimmed ceiling, spotlighting and overhead light fixture, rear aspect UPVC double glazed window, two sets of rear aspect UPVC double glazed French doors, radiator, and wood effect flooring. Kitchen consists of a range of base and eye level storage units, integrated sink drainer, dishwasher, wine fridge, space for fridge freezer and white splashback tiling.

W/C

Skimmed ceiling, spotlighting, under sink storage and tiled flooring.

STUDY

Skimmed ceiling, overhead lighting, side aspect UPVC double glazed window, radiator and wood effect flooring.

Doors leading to:

UTILITY ROOM

Skimmed ceiling, overhead lighting, front aspect UPVC double glazed front door, side aspect UPVC double glazed window, base and eye level storage units, integrated sink drainer, space for washing machine, tumble dryer and under counter fridge, white tiled splashback and tiled flooring.

RECEPTION ROOM

Currently being used as office space, this room has a skimmed ceiling, overhead lighting, side and rear aspect UPVC double glazed windows, side aspect UPVC double glazed French doors and carpeted flooring.

DOUBLE GARAGE

double garage with internal access from the study, electricity, lighting and an automatic up and over door.

LANDING

Gallery landing with a skimmed ceiling, spotlighting, front aspect UPVC double glazed windows, radiator, airing cupboard, chandelier and carpeted flooring.

Doors leading to:

BEDROOM ONE

Skimmed ceiling, spot lighting, ceiling fan, rear aspect UPVC double glazed bi-fold doors leading to balcony, fitted wardrobes, and carpeted flooring.

Door leading to en-suite bathroom.

EN-SUITE

Four piece en-suite with a skimmed ceiling, spotlighting, rear aspect UPVC double glazed obscured window, radiator, floor to ceiling tiled walls, heated towel rack, under sink storage and tiled flooring.

BEDROOM TWO

Skimmed ceiling, spotlighting, ceiling fan, fitted wardrobes, front aspect UPVC double glazed window, radiator and wood effect flooring.

Door leading to en-suite.

EN-SUITE

Three piece skimmed ceiling with overhead lighting, floor to ceiling tiled walls, extraction fan, heated towel rack, under sink storage and wood effect tiled flooring.

BEDROOM THREE

Skimmed ceiling, overhead lighting, ceiling fan, fitted wardrobes, front aspect UPVC double glazed window, radiator and carpeted flooring.

Door leading to en-suite.

EN-SUITE

Three piece en-suite with skimmed ceiling, spotlighting, side aspect UPVC double glazed obscured window, floor to ceiling tiled walls, heated towel rack, under sink storage and tiled flooring.

BEDROOM FOUR

Skimmed ceiling, spotlighting, ceiling fan, rear aspect UPVC double glazed window, radiator and carpeted flooring.

BEDROOM FIVE

Skimmed ceiling, spotlighting, ceiling fan, rear aspect UPVC double glazed window, fitted wardrobes, radiator and carpeted flooring.

BATHROOM

Three piece family shower room with skimmed ceiling, spotlighting, floor to ceiling tiled walls, rear aspect UPVC double glazed obscured window, radiator, under sink storage and tiled flooring.

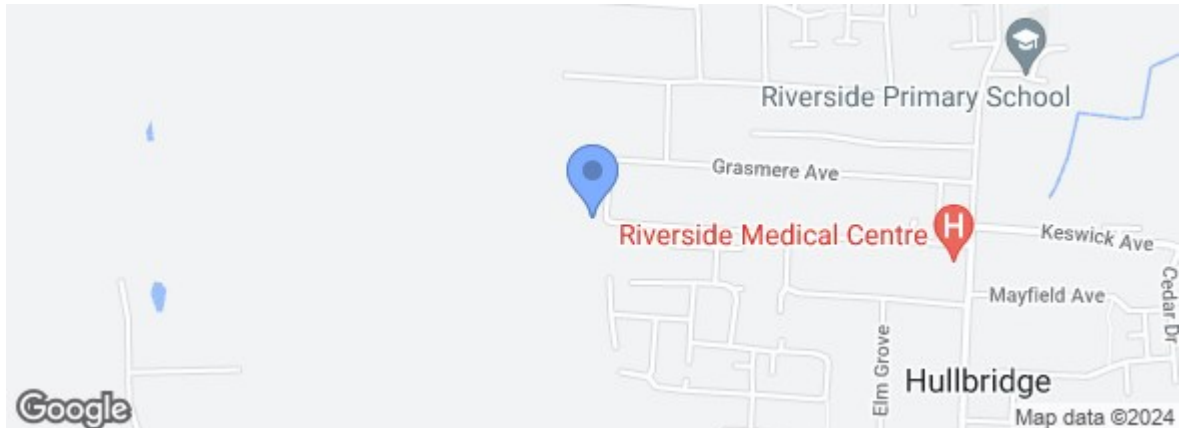
REAR GARDEN

Sizable west facing garden backing onto a wine vineyard and with side access to both sides of the property. The garden comprises of a patioed area off of the living room, sizable decked area, with the remainder of the garden laid to lawn. There is also a wooden garden cabin and a storage shed.



Total area: approx. 346.0 sq. metres (3724.5 sq. feet)
West Avenue

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



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.