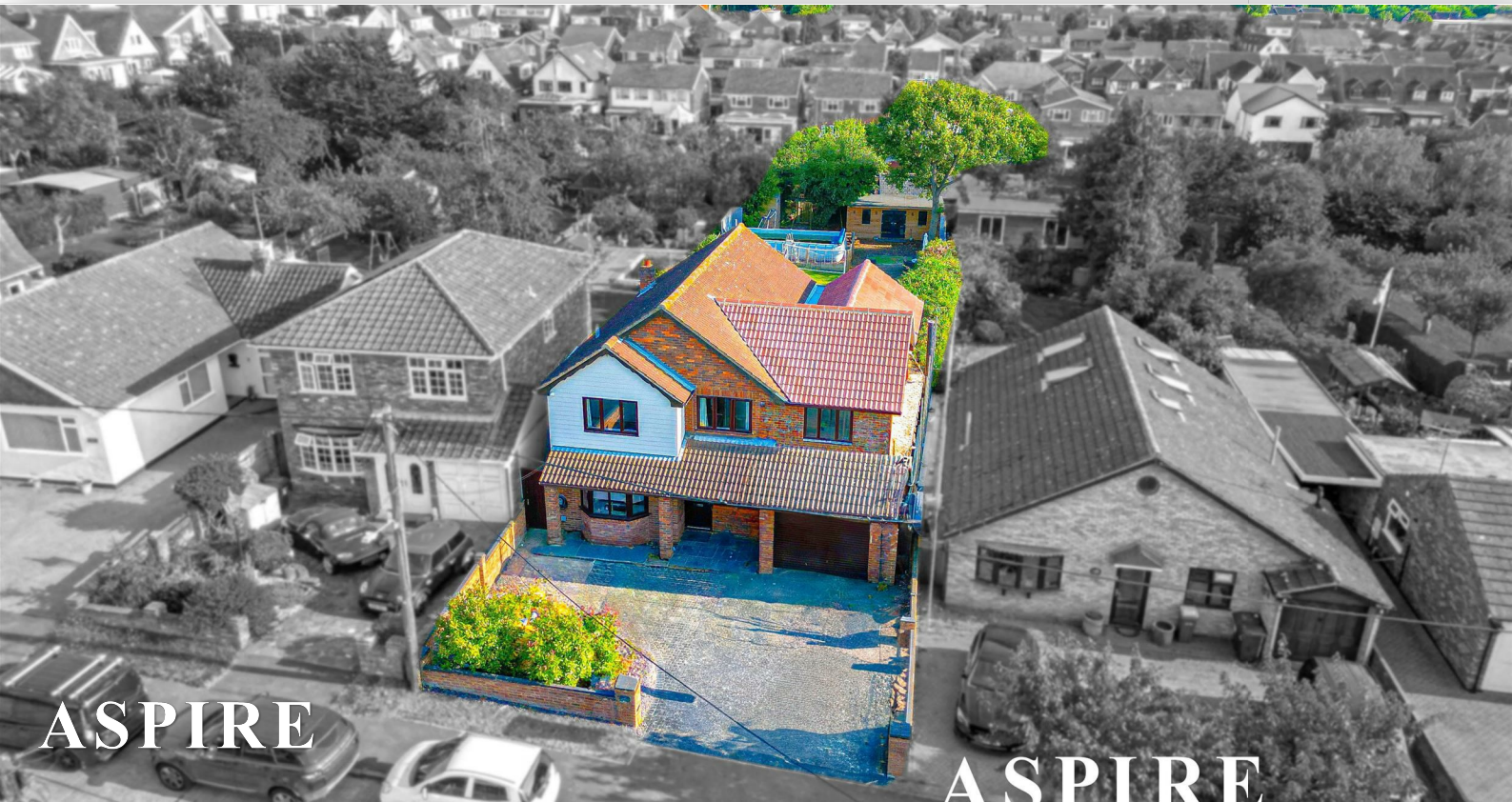


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today on 01268 777400



## Oakleigh Avenue, Hullbridge Offers over £800,000

Aspire is delighted to present this exceptional detached home, now featuring a newly completed first-floor side extension as of July 2024. Elegantly decorated throughout to the highest standards.

Upon entering, you are greeted by a modern fitted kitchen that seamlessly flows into a spacious dining area perfect for both everyday family meals and entertaining guests. The expansive L-shaped lounge is a standout feature, with bi-folding doors that open directly onto a beautifully landscaped garden, bringing the outdoors in. The ground floor also includes a convenient downstairs cloakroom and access to a partly converted garage, which offers a practical utility space along with additional storage at the front.

Upstairs, the property features four generously sized bedrooms and an immaculate four-piece family bathroom. With the completion of the extension, the home will soon offer five bedrooms, including a luxurious master suite with a large walk-in wardrobe and a private ensuite bathroom, providing a true retreat.

The exterior of this home is just as impressive, featuring a large driveway with ample off-street parking, a garage for extra storage, and a stunning south-facing rear garden. This outdoor sanctuary includes a sunken hot tub, an inviting swimming pool, and a charming cabin equipped with power and lighting creating the perfect setting for year-round entertainment and relaxation.

Located in the picturesque village of Hullbridge, this home offers easy access to a range of excellent local amenities. Enjoy dining at The Anchor Riverside, where you can savor delicious food and drinks while taking in breathtaking river views. The nearby Nature Reserve offers scenic walks throughout the year, while convenient bus connections to town centers provide further transport links. Additionally, the property is within the catchment area of highly sought-after schools, including Riverside Primary School and The Swayne Park School, making it an ideal choice for families.

#### Entrance Hall

The entrance hall features a stylish entrance door leading into a welcoming hallway, complete with a UPVC double-glazed window to the front fitted with shutter blinds. The area is accented by coved cornicing, a smooth ceiling with a fixed ceiling light, and stairs ascending to the first-floor landing. It also includes an under-stairs storage cupboard, a radiator, and Karndean flooring. Doors leading to various parts of the house.

#### Open Plan Kitchen/Diner

Kitchen - 14'7" x 11'5"

The kitchen boasts a range of wall and base-level units topped with quartz work surfaces, incorporating a double sink with a flexi mixer tap. It includes an integrated double-length fridge, an integrated dishwasher, and space for a range oven with an extractor unit above. The area is illuminated by a double-glazed bay window to the front, double-glazed windows to the side and rear, and a double-glazed door to the side. The kitchen is finished with coved cornicing, a smooth ceiling with ceiling lights, a feature gas fireplace, radiators, and Karndean flooring.

Living/Dining Room - 23'8" x 11'0"

The living/dining area is an expansive space ideal for family gatherings and entertaining. It features coved cornicing, a smooth ceiling with ceiling lights, radiators, and Karndean flooring. A pocket door opens into the lounge.

Lounge - 23'0" x 22'7"

The L-shaped lounge is designed for comfort and style, with double-glazed bi-folding doors leading out to the rear garden, a double-glazed window to the side, and coved cornicing to the smooth ceiling with ceiling lights. The room includes a custom-built fold-out desk space, a feature fireplace with a log burner, radiators, and carpeted flooring.

#### Downstairs Cloakroom

The downstairs cloakroom comprises a two-piece suite with a wash hand basin with a mixer tap set into a vanity unit with cupboards below, and a concealed cistern low-level WC. The space is finished with a smooth ceiling with a ceiling light, partly panelled walls, and Karndean flooring.

#### First Floor Landing

The first-floor landing features a double-glazed window to the side, coved cornicing, a smooth ceiling with a fixed plate light, loft access, and a built-in airing cupboard housing the megaflo system. The landing is carpeted, with doors leading to the bedrooms and bathroom.

Bedroom One - 13'0" x 11'4"

Bedroom one includes a double-glazed window to the rear, coved cornicing, a smooth ceiling with a ceiling light, built-in bespoke wardrobes with sliding doors,

built-in bespoke drawers, a radiator, and carpeted flooring.

Bedroom Two - 13'1" x 9'8"

This bedroom features a double-glazed window to the front, coved cornicing, a smooth ceiling with a ceiling light, a built-in storage cupboard, a radiator, and carpeted flooring.

Bedroom Three - 11'5" x 9'9"

Bedroom three offers a double-glazed window to the front, coved cornicing, a smooth ceiling with pendant lighting, a radiator, and carpeted flooring.

Bedroom Four - 9'10" x 9'6"

The fourth bedroom includes a double-glazed window to the front, coved cornicing, a smooth ceiling with a ceiling light, built-in wardrobes with sliding mirrored doors, a radiator, and carpeted flooring.

Bedroom Five - 16'5" x 10'06"

the fifth bedroom has smooth plastered ceiling with over head lighting, rear facing UPVC double glazed windows radiator and carpeted flooring. leading to walk-in wardrobe and en-suite.

#### Bathroom

The bathroom is equipped with a four-piece suite including a walk-in shower cubicle with a rainfall shower and handheld attachment, a panelled bath with a handheld shower attachment, a wash hand basin with a mixer tap set into a vanity unit with cupboards below, and a low-level dual flush WC. The space features a double-glazed obscure window to the side, a smooth ceiling with fitted spotlights, a wall-mounted mirrored cabinet, fully tiled walls, a floor-to-ceiling radiator, and tiled flooring.

#### Front Garden

The front garden offers a block-paved driveway providing off-street parking for three vehicles, shingled borders, and side gated access to the rear garden.

Garage - 12'4" x 9'11"

The remaining garage space is accessible via an electric garage door at the front, offering additional storage.

Utility Room - 12'4" x 6'2"

The garage has been partly converted to create a utility room accessible from the hall.

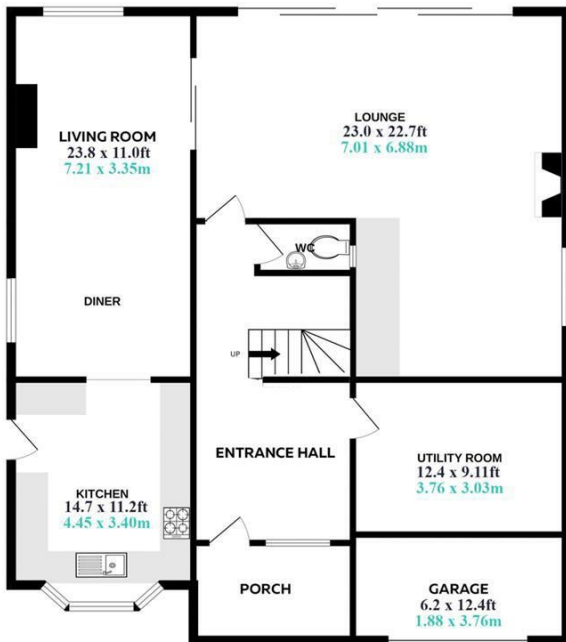
#### Rear Garden

The south-facing rear garden features a slab-paved patio area with fitted spotlights, a sunken hot tub, and the remainder laid to lawn with mature trees and shrub borders. a further raised decked area to the rear, a railway sleeper raised area with an outdoor pool, a shingled play area, and a shed to remain.

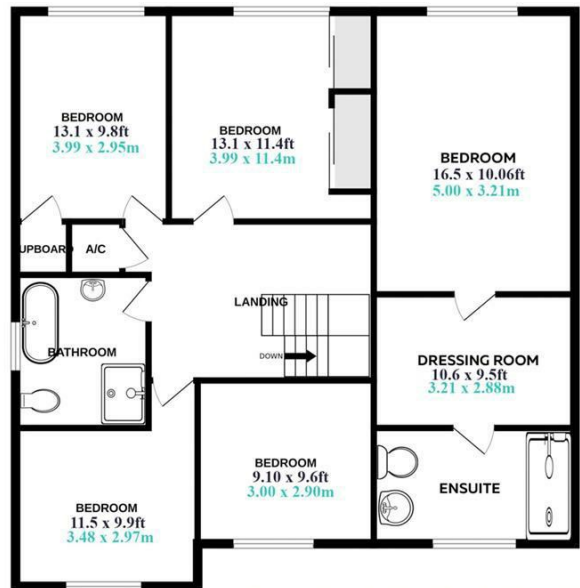
#### Outdoor Cabin

The outdoor cabin is currently used as a bar/entertainment room. It features double-glazed patio doors and windows, a smooth ceiling with fitted spotlights, a storage heater, and carpeted flooring.

GROUND FLOOR



1ST FLOOR



**ASPIRE**  
ESTATE AGENTS  
**OAKLEIGH AVENUE**  
**HULLBRIDGE**  
x5 x3

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



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