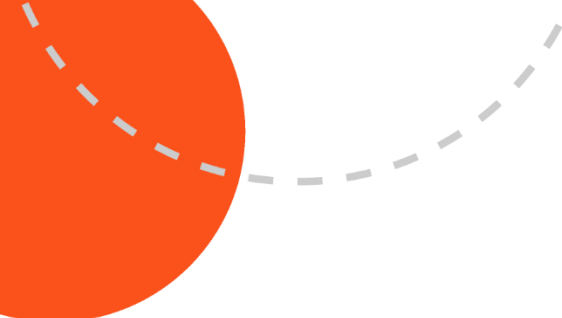




11 Kilnwood Avenue, Hockley, Essex, SS5 4PR  
Three Bedroom Detached House / Price: £525,000 / Tel: 01702 207720

**amos**





An unusual property with plenty of great living space which makes this detached **three-bedroom** house perfect for those clients with a keen eye for design who could bring all the pretty unique features together and deliver a fabulous family home. The ground floor has a modern kitchen with utility area, a large lounge and dining room which provides access to the South facing rear garden and the inner courtyard area, a useful ground floor cloakroom and a pleasant sitting room. Upstairs the main bedroom has access onto a sun balcony and the other two bedrooms have plenty of space and light, the shower room and cloakroom are both fitted in modern suites. Outside the garden is of a good size and the block paved front garden gives you parking spaces and access to the garage.

Location wise the house is close to the Village shops, woodland walks, all the local Schools and the train station with fast, direct access to London. The property is offered for sale with no onward chain.

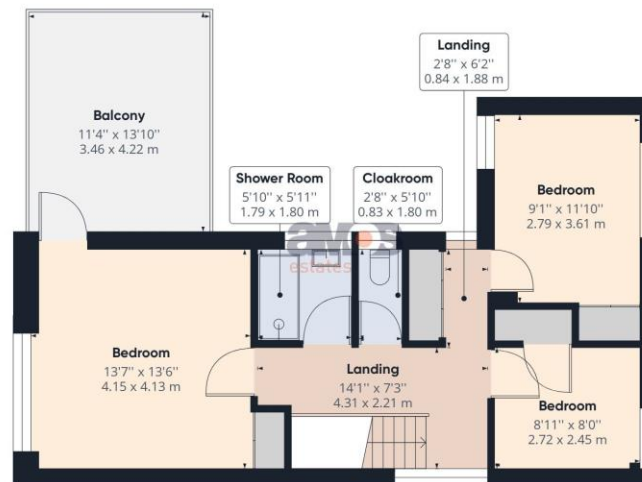
Find us on



**A space to  
call home.**



Floor 0





## Highlights

- / Attractive Detached Family House
- / Three First Floor Bedrooms
- / Large Lounge & Dining Room
- / Sitting Room
- / Modern Kitchen
- / South Facing Rear Garden
- / Inner Courtyard Area
- / Sun Balcony
- / Well Planted Mature Garden
- / No Onward Chain



**amos**  
estates



Double glazed sliding doors providing access to:

### **Entrance Porch /**

Fitted carpet, wood entrance door with adjacent obscure panel leading to:

### **Entrance Hall /**

7'4 x 7'1

Coved and plastered ceiling, fitted carpet, power point, obscure glazed room divider and door leading to:

### **Lounge & Dining Room /**

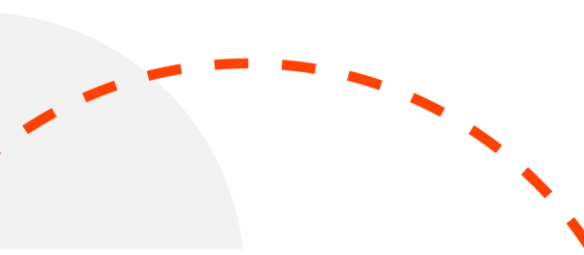
28'1 x 13'4

Double glazed door leading onto courtyard, fitted carpet, power points, open tread staircase to first floor, textured ceiling, double glazed patio door, feature brick fire surround with display areas, textured ceiling, double glazed window to rear aspect.

### **Kitchen /**

14'10 x 9'1

Fitted at both eye and base level with wood work surface over, appliance space for washing machine, space for freestanding cooker with extractor fan over, inset sink unit with mixer tap, tiled work areas and floor, power points, plastered ceiling, space for dining table, warm air boiler system, double glazed windows to front and rear aspects, access to:







### Utility Area /

5'2 x 4'8

Appliance space for refrigerator, textured ceiling, power points, storage cupboard, door to front aspect.

### Ground Floor Cloakroom /

5'9 x 4'8

White suite comprising of toilet and vanity unit with mixer tap and tiled splashback, fitted carpet, double glazed window, coved and plastered ceiling.

### Sitting Room /

10'5 x 10'0

Double glazed windows to front and rear, parquet effect floor, coved and plastered ceiling, power points.

### Galleried Landing /

Double glazed window, coved and plastered ceiling, fitted carpet, large airing cupboard, double glazed window, white wood doors off:

### Bedroom One /

13'7 x 13'6

Double glazed window to rear aspect and double-glazed door leading onto the balcony, fitted carpet, coved and plastered ceiling, power points.

### Balcony /

13'10 x 11'4

Overlooking both the courtyard and the rear garden, wrought iron balustrade.





### **Bedroom Two /**

**11'10 x 9'1**

Double glazed windows to two aspects, fitted carpet, coved and plastered ceiling, power points, fitted storage cupboard.

### **Bedroom Three /**

**8'11 x 8'0**

Double glazed window, plastered ceiling, fitted carpet, power points, fitted storage cupboard.

### **Cloakroom /**

**5'10 x 2'8**

White suite comprising of toilet. Double glazed window, plastered ceiling, floor covering.

### **Shower Room /**

**5'11 x 5'10**

Modern white suite comprising of 'floating' vanity unit with sink top and mixer tap plus oversize shower cubicle with screen and integrated shower unit, chrome towel radiator, double glazed window, plastered ceiling with inset spotlighting, shaver point, tiled walls and floor.

### **Inner Courtyard /**

Flagstone patio area, water tap, access to rear of garage.



## Rear Garden /

South facing garden with sun patio to the immediate rear, lawn area, mature planting, secure fenced boundaries, greenhouse to remain.

## Garage /

17'9 x 9'0

Vaulted ceiling, electric consumer board and meters, power points, doors to front and rear aspects.

## Front Garden /

Block paved driveway providing plenty of parking for vehicles, small brick wall, planting area, access to garage.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.







