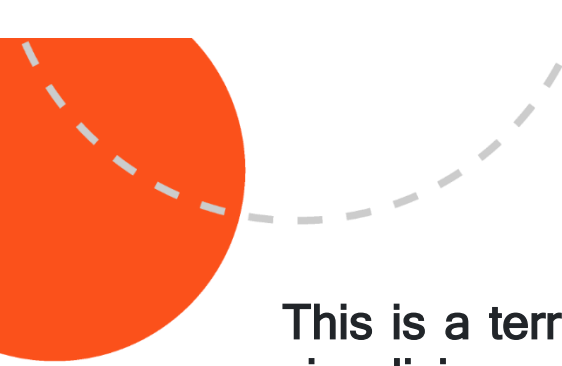




33 Woodpond Avenue, Hockley, Essex, SS5 4PU

Four Bedroom Detached Home / Price: £600,000 / Tel: 01702 207720





This is a terrific family property which delivers good size living accommodation throughout to include a stylishly decorated and welcoming entrance hall, a spacious living room providing access to the rear garden, open plan kitchen to include a range of high specification units which leads into the dining room and a useful home office. Completing the ground floor you have a ground floor cloakroom. Upstairs, you will find the **four bedrooms** with the largest having an en-suite, a family bathroom and a sun balcony to enjoy a summers evening with a glass of wine in hand! Outside, the rear garden is laid to lawn with a decking area and a summerhouse. The front garden delivers plenty of parking for vehicles and access to an integral garage.

Location wise, this lovely house is close to the Village shops, woodland walks, all the local Schools and the train station with fast, direct access to London and Southend on Sea. We have produced a **360' Virtual Tour** so you can have an immediate look around the property.

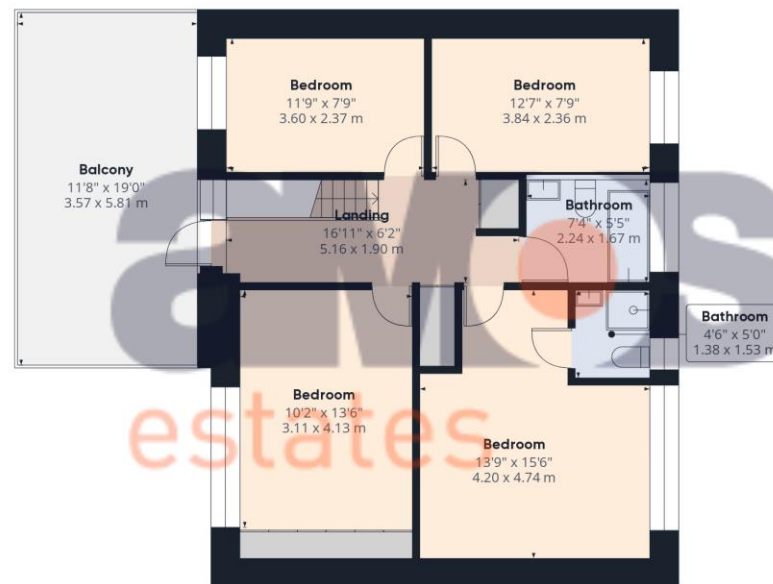
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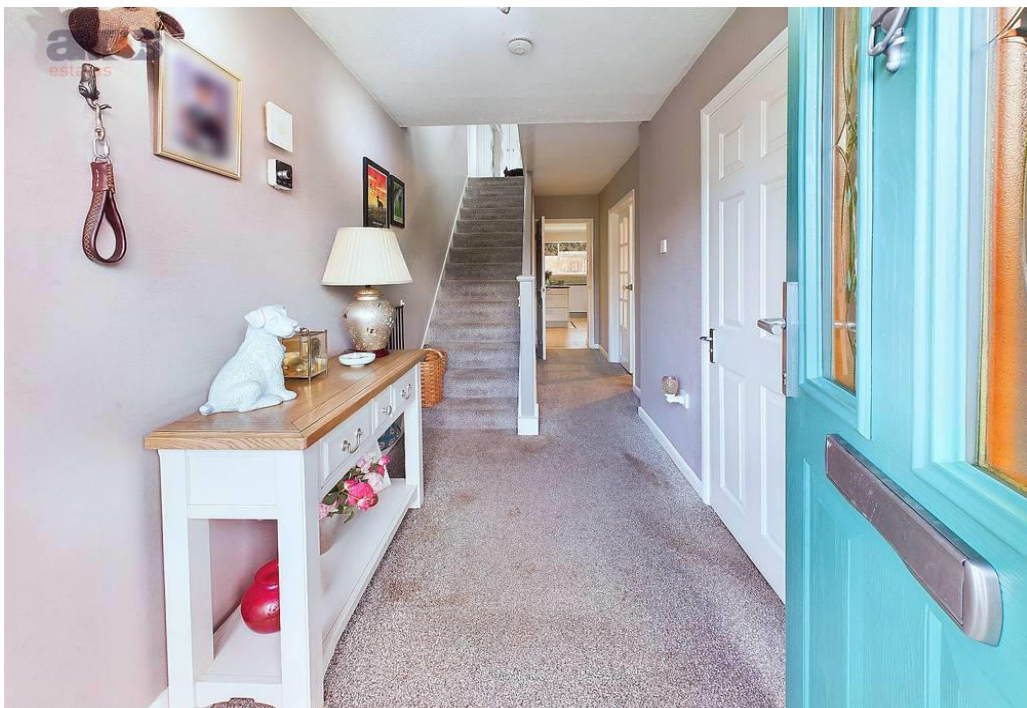


**A space to
call home.**



Floor 0





Highlights

- / Attractive Detached Family Home
- / Welcoming Entrance Hall
- / Ground Floor Cloakroom
- / Lounge Overlooking Rear Garden
- / Open Plan Kitchen, Dining Room & Home Office
- / Four Bedrooms with En-Suite to Main
- / Family Bathroom
- / Sun Balcony From Landing
- / Garage & Plenty of Parking
- / EPC:



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.

Entrance Hall /

19'0 x 5'6

Textured ceiling, fitted carpet, staircase to first floor living accommodation with fitted carpet and wood balustrade, radiator, power points, doors leading off:

Ground Floor Cloakroom /

8'3 x 3'4

Two-piece suite comprising of vanity unit with oval sink top and mixer tap, low level w/c, double glazed window to side aspect, plastered ceiling, wood effect floor covering,

Living Room /

24'4 x 15'7

Double glazed windows to front aspect, double glazed sliding doors to rear garden, textured coved ceiling, feature fireplace, fitted carpet, two radiators, power points.

Kitchen & Dining Room /

18'6 x 14'11

Kitchen Area /

Fitted at both eye and base level in a range of gloss units with working surface over, space for American style fridge/freezer with water dispenser, space for range style cooker with integrated extractor fan above, integrated microwave, integrated washing machine, 1.5 stainless steel sink unit with mixer tap, feature 'island' with cabinets, wine racks, Karndean tiled effect flooring and part tiled walls, double glazed windows to rear aspect, smooth plastered coved ceiling with integrated spotlights, power points, open plan access to:

Dining Room /

Double glazed windows to rear aspect, double glazed French doors leading to rear garden, smooth plastered coved ceiling with integrated spotlights, Karndean tile effect flooring, power points, radiator.







Home Office /

7'7 x 5'10

Coved ceiling, tiled flooring, double glazed door providing access to side of property.

Galleried Landing /

16'11 x 6'2

Glass balustrade, double glazed window to front aspect, double glazed door providing access to balcony, storage cupboard, loft access, power points doors leading off:

Bedroom One /

15'6 x 13'9

Double glazed window to rear aspect, textured coved ceiling, Karndean wood effect flooring, built in wardrobes and storage space, radiator, power points, door leading to en-suite:

En-Suite /

5'0 x 4'6

Three-piece suite comprising of safety glass cubicle with fitted electric shower unit, wall mounted sink with separate taps, low level w/c, double glazed window to rear aspect, smooth plastered ceiling with integrated spotlights, Karndean wood effect flooring, tiled walls, chrome heated towel rail.

Bedroom Two /

13'6 x 10'2

Double glazed windows to front aspect, textured coved ceiling, wood effect floor covering, built in sliding wardrobes, radiator, power points.

Bedroom Three /

12'7 x 7'9

Double glazed window, textured coved ceiling, fitted carpet, radiator, power points.







Bedroom Four /

11'9 x 7'9

Double glazed window to front aspect, textured coved ceiling, fitted carpet, radiator, power points.

Family Bathroom /

7'4 x 5'5

Three-piece suite comprising of wall mounted wash hand basin with mixer tap, integrated p-shaped bath with mixer taps and handheld shower attachment with safety glass, low level w/c, double glazed window, Karndean tile effect flooring and tiled walls, smooth plastered ceiling with integrated spotlights.

Balcony /

19'0 x 11'8

Access from the landing, sun patio area, space for patio equipment.

Rear Garden /

Sun deck area to immediate rear and to one side of rear garden, step down to lawn area, secure fence boundaries, wooden summerhouse, side access to front, garden lighting.

Front Garden /

The driveway provides plenty of parking spaces for vehicles, shingle area, secure boundaries with fences and a brick wall with wrought iron work to the front.

Integral Garage /

17'1 x 7'11

Garage door, wall mounted boiler, power points, double glazed door to side aspect.

