

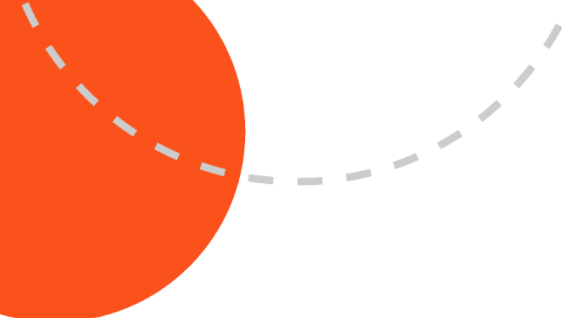


36 Woodpond Avenue, Hockley, Essex, SS5 4PX

Four Bedroom Detached House / Price: Offers Around £600,000 / Tel: 01702 207720







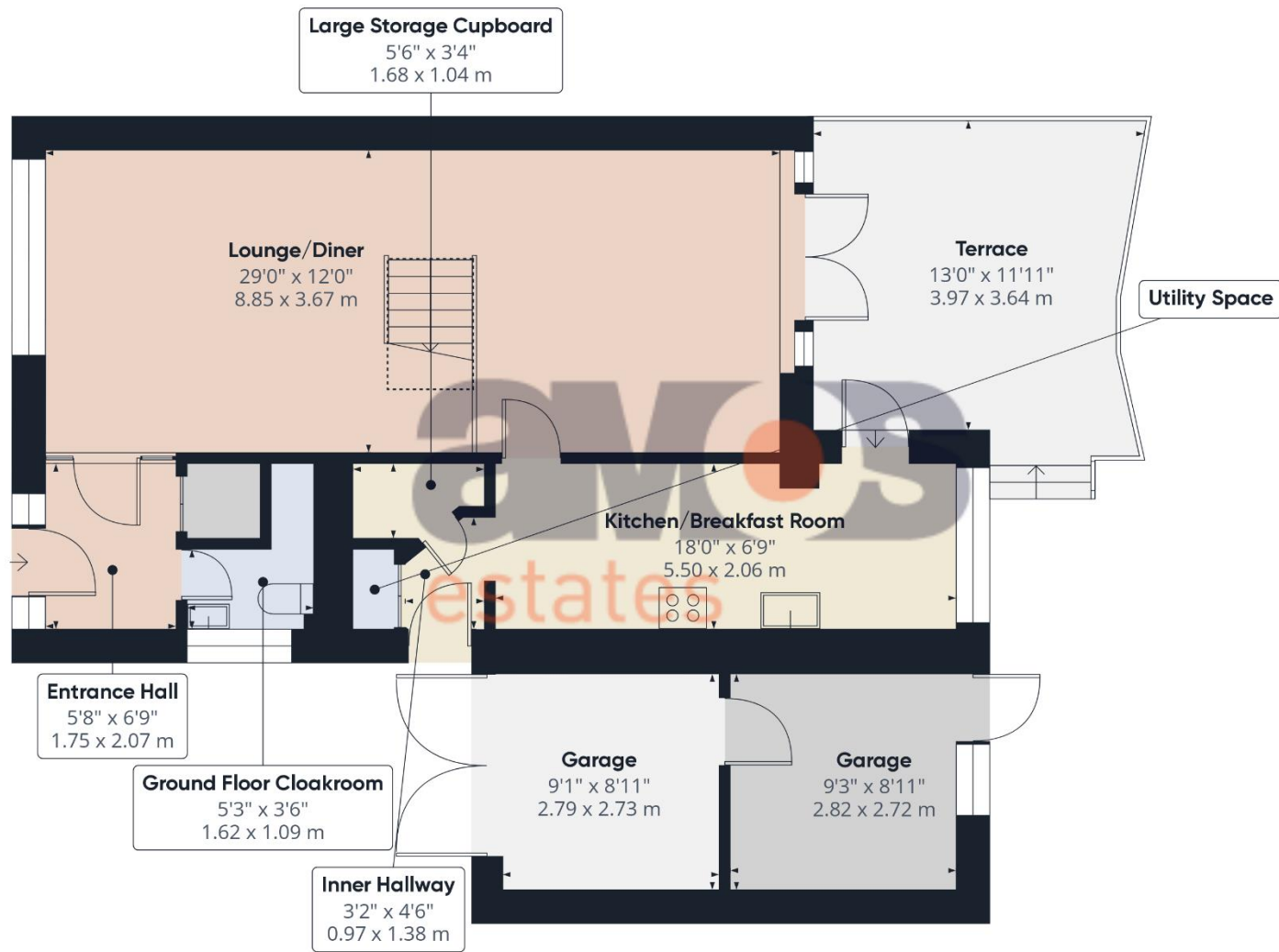
Step inside and be greeted by a welcoming entrance hall that leads to the spacious lounge/diner, offering direct access to the rear garden. The stylish, modern fitted kitchen provides space for a breakfast table, along with a large storage cupboard and utility space. Completing the ground floor is a convenient cloakroom. Upstairs, you'll find **four generous bedrooms**, including one with direct access to a private balcony, as well as a three-piece family suite and an additional cloakroom. The well-maintained rear garden is perfect for sunny days, offering plenty of space for outdoor activities and relaxation. The front garden provides ample parking and access to the garage.

Location wise, the property 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.

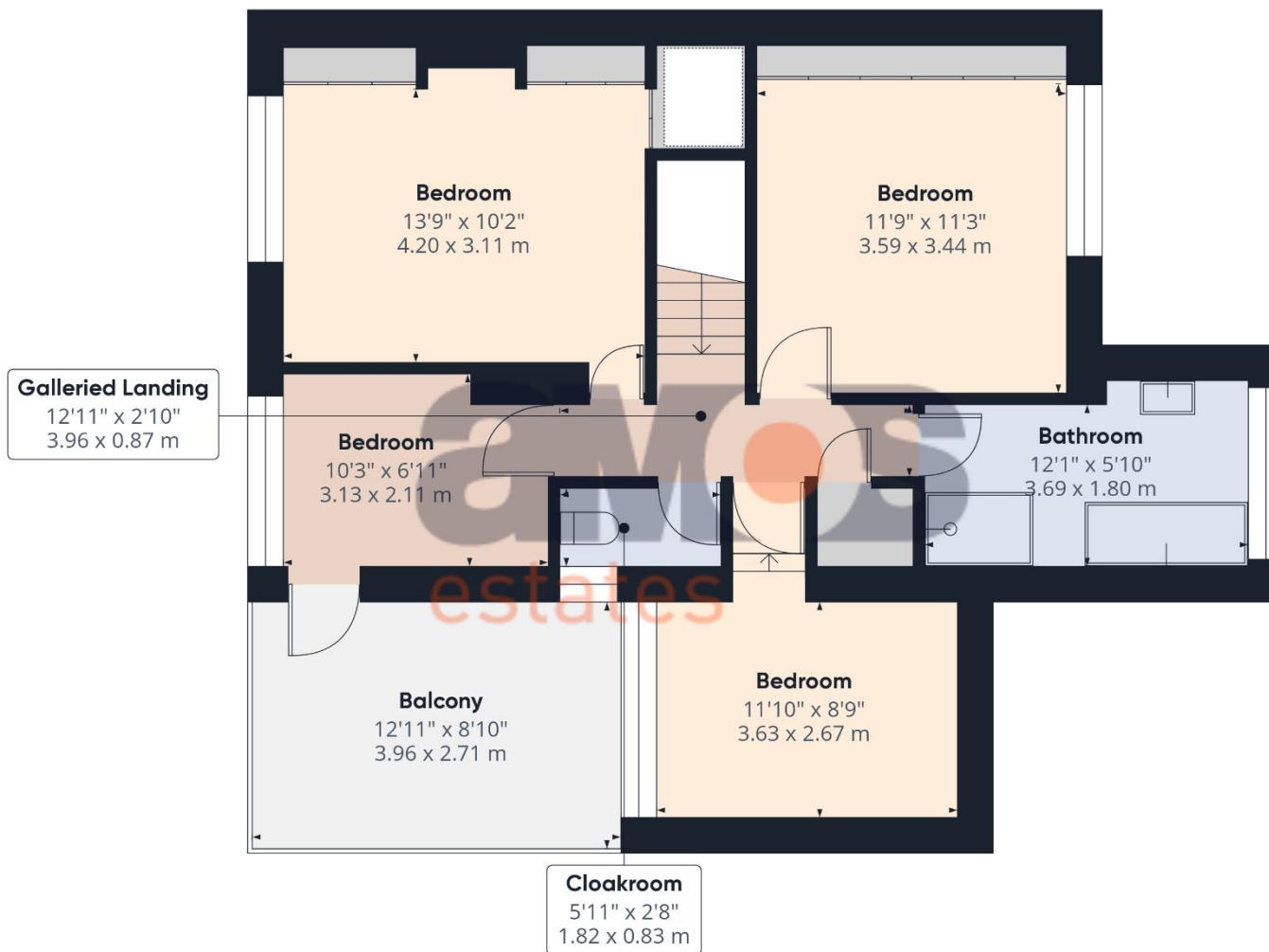
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First Floor



Floor 1



Property Information

- / Detached Family Home
- / Four Bedrooms
- / Cloakroom, Family Bathroom & Additional Cloakroom
- / Two Reception Rooms
- / Driveway & Garage
- / EPC Rating: E
- / Council Tax Band: E
- / 1398.67 Sq. Ft in Size
- / 360' Virtual Tour



Entrance Hall /

6'9 x 5'8

Two double glazed strip windows to front aspect, smooth plastered ceiling, wood effect floor covering, storage cupboard, power points, doors leading off:

Ground Floor Cloakroom /

5'3 x 3'6

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

Open Plan Lounge & Diner /

29'0 x 12'0

Double glazed windows to front and side aspect, double glazed French doors to rear garden, smooth plastered ceiling, fitted carpet, staircase to first floor accommodation with fitted carpet and wood balustrade, feature fireplace, space for dining table, fitted wall lights, power points, door leading to:

Kitchen/Breakfast Room /

18'0 x 6'9

Fitted at both eye and base level in a range of white units and working surface over, integrated double oven and microwave, integrated electric hob with extractor fan above, space for fridge/freezer, integrated dishwasher, integrated stainless steel 1.5 sink unit with mixer tap and drainer, integrated wine cooler, double glazed window to rear aspect, double glazed door to rear garden, smooth plastered ceiling with integrated spotlights, wood effect floor covering, part tiled walls, power points.

Large Storage Cupboard /

5'6 x 3'4

Plastered ceiling, wood effect floor covering, storage space, power points.





Utility Space /

Space for washing machine and tumble dryer, wood effect floor covering.

Galleried Landing /

12'11 x 2'10

Smooth plastered ceiling, fitted carpet, airing cupboard, doors leading off:

Bedroom One /

13'9 x 10'2

Double glazed window to front aspect, smooth plastered ceiling, fitted carpet, fitted wardrobes and storage with integrated spotlights, power points.

Bedroom Two /

11'9 x 11'3

Double glazed window to rear aspect, smooth plastered ceiling, fitted carpet, loft access, fitted sliding mirrored wardrobes, power points.

Bedroom Three /

11'10 x 8'9

Double glazed window to front aspect, smooth plastered ceiling, wood effect floor covering, power points.

Bedroom Four /

10'3 x 6'11

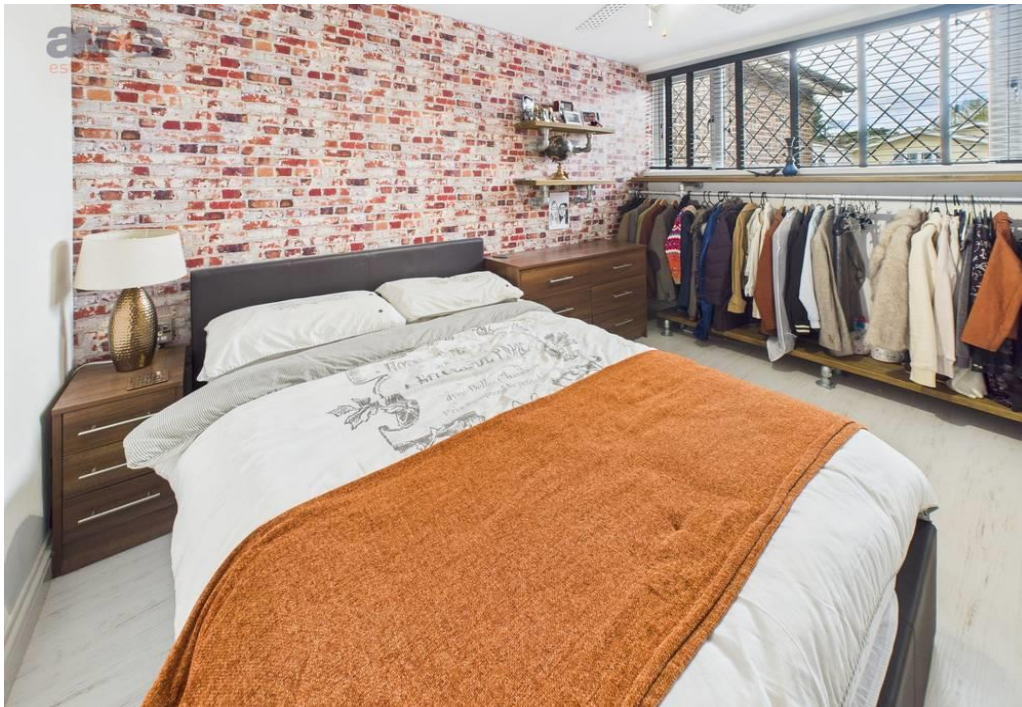
Double glazed window to front aspect, wood effect floor covering, smooth plastered ceiling, power points, double glazed door to:

Balcony /

12'11 x 8'10

Access via bedroom, space for patio equipment.





Cloakroom /

5'11 x 2'8

Low level w/c, double glazed window to side aspect, plastered ceiling, wood effect floor covering, part tiled walls.

Bathroom /

12'1 x 5'10

Three-piece suite comprising of integrated bath with mixer tap, walk in shower unit with fitted shower unit, vanity unit with sink top and mixer tap, fitted storage cupboards, double glazed window to rear aspect, smooth plastered ceiling with integrated spotlights, wood effect floor covering, chrome heated towel rail, part tiled walls, extractor fan.

Rear Garden /

Sun decked area to immediate rear of property followed by sun patio, laid to lawn area, mature planting and shrubs, secure fence boundaries, water tap, access to garage.

Garage /

9'1 x 8'11 + 9'3 x 8'11

Double glazed window to rear aspect, double glazed door to rear garden, power and light fitted, double doors to front garden.

Front Garden /

Block paved driveway providing plenty of parking for vehicles, laid to lawn area, access to garage.





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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.

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