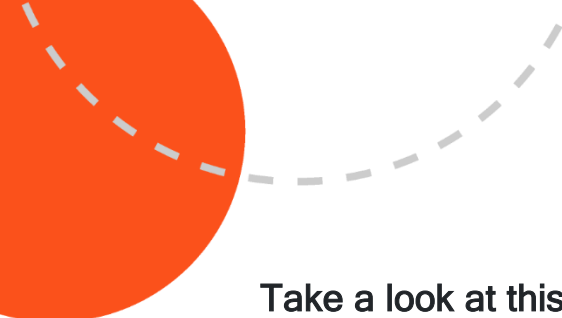




40 Etheldore Avenue, Hockley, Essex, SS5 5PA

Four Bedroom Detached Home / Guide Price: £800,000 - £825,000 / Tel: 01702 207720





Take a look at this stunning **four-bedroom** detached home, offering style, comfort, and modern living throughout. As you step into the welcoming entrance hall, doors lead off to a bright and inviting living room, a separate snug room, and a luxury kitchen/diner designed with both practicality and elegance in mind. The kitchen boasts ample storage and generous worktop space, complete with a feature island providing additional seating, perfect for casual dining or entertaining guests. There's also plenty of room to accommodate a family dining area, making this the true heart of the home. From here, you'll enjoy direct access to the rear garden as well as the double garage. A convenient cloakroom completes the ground floor accommodation. Upstairs, you'll find four well-presented bedrooms. The main bedroom benefits from a stylish en-suite shower room, while a contemporary four-piece family bathroom serves the remaining bedrooms. Outside, the rear garden offers a great space, featuring a sun patio, lawned area, and a raised decked seating area, ideal for enjoying the warmer months. You can also access the double garage directly from the garden. To the front, a spacious driveway provides ample parking for multiple vehicles and access to the garage. This impressive home perfectly combines modern style with everyday comfort and is ideally suited for families seeking generous living space in a desirable location.

Set within a private cul de sac, the house is perfect for families with nearby wooded areas, a short walk down to the train station and the Village shops plus easy access to both Plumberow and Greensward Schools. Check out the **360° virtual tour** and book your viewing today!

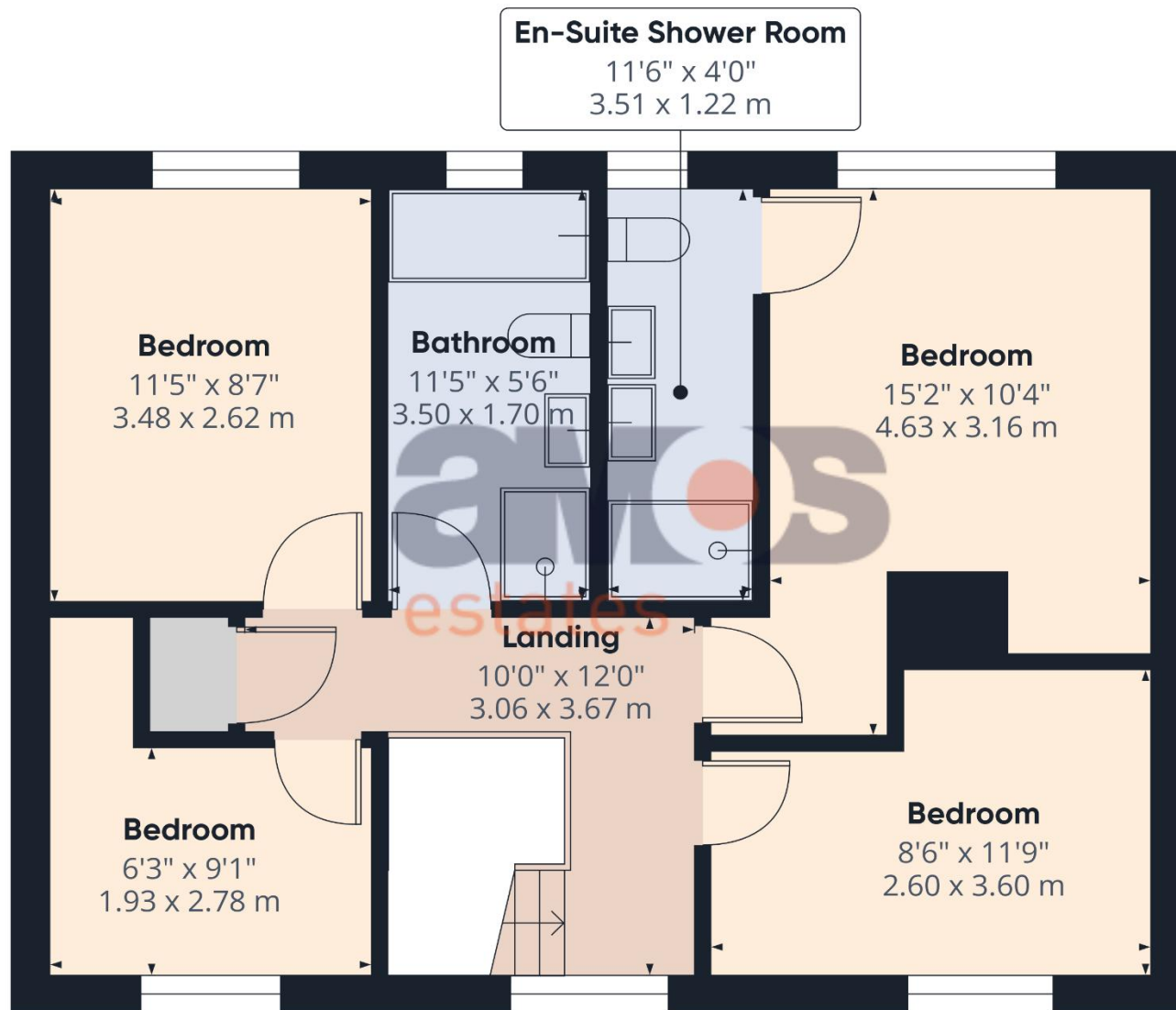
Find us on





Ground Floor

**A space to
call home.**

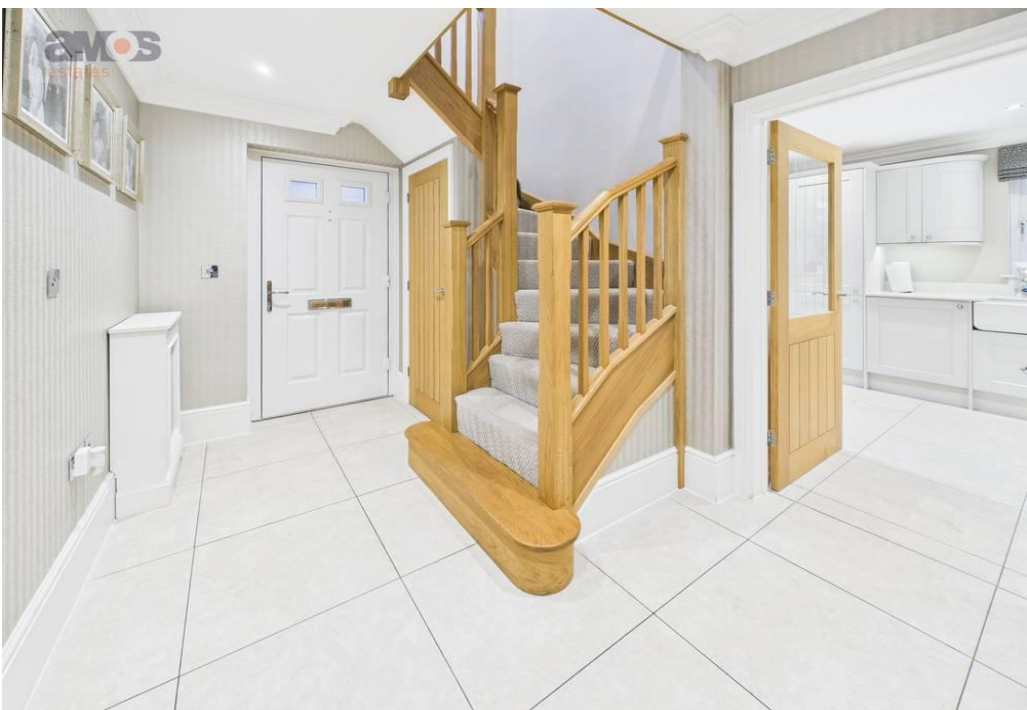


First Floor



Property Information

- / Stylish four-bedroom detached family home in a sought-after location
- / Bright and inviting living room with working log fire
- / Separate snug/family room ideal for relaxation or home working
- / Luxury kitchen/diner with feature island, integrated appliances, and space for a family dining area
- / Convenient ground floor cloakroom
- / Main bedroom with modern en-suite shower room
- / Contemporary four-piece family bathroom
- / Rear Garden, Integral double garage & Driveway providing parking
- / Surrounded by wooded walks and open green spaces
- / Private Cul de sac
- / EPC Rating: C
- / 360' Virtual Tour Available



Double glazed composite door to:

Entrance Hall /

10'5 x 8'0

Plastered and coved ceiling with integrated spotlights, tiled flooring, staircase to first floor accommodation with fitted carpet and wood balustrade, storage cupboard, radiator, power points, doors leading off:

Ground Floor Cloakroom /

4'0 x 3'9

Two piece suite comprising of vanity unit with sink top and mixer tap, low level w/c, plastered and coved ceiling, tiled flooring and tiled walls, chrome heated towel rail, extractor fan.

Snug/Family Room /

10'9 x 10'4

Double glazed windows to front and side aspect, plastered and coved ceiling, fitted carpet, radiator, power points.

Living Room /

15'0 x 10'10

Double glazed window to side aspect, plastered and coved ceiling with integrated spotlights, fitted carpet, working log fire, radiator, power points.

Kitchen/Diner /

29'9 x 9'5 plus 16'9 x 9'9

Fitted at both eye and base level in a range of white units with working surface over, space for American style fridge/freezer and range style cooker, integrated double oven, dishwasher and washing machine, feature 'island' with seating for four stalls, integrated wine cooler, wine racks, 1.5 ceramic butler sink with mixer tap, space for dining table, double glazed windows to front, side and rear aspect, double glazed door to rear garden and double glazed bi-fold doors to rear garden, plastered and coved ceiling with integrated spotlights, tiled flooring, two radiators, power points, door to garage.







Galleried Landing /

12'0 x 10'0

Double glazed window to side aspect, smooth plastered ceiling with integrated spotlights, fitted carpet, wood balustrade, loft access, storage cupboard, radiator, doors leading off:

Bedroom One /

15'2 x 10'4

Double glazed window to rear aspect, smooth plastered ceiling with integrated spotlights, fitted carpet, radiator, power points, door to:

En-Suite Shower Room /

11'6 x 4'0

Three piece suite comprising of shower cubicle with fitted shower unit, double vanity unit with dual sink top and mixer tap, low level w/c, double glazed window to front aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and tiled walls, chrome heated towel radiator.

Bedroom Two /

11'5 x 8'7

Double glazed window to front aspect, smooth plastered ceiling, fitted carpet, radiator, power points.

Bedroom Three /

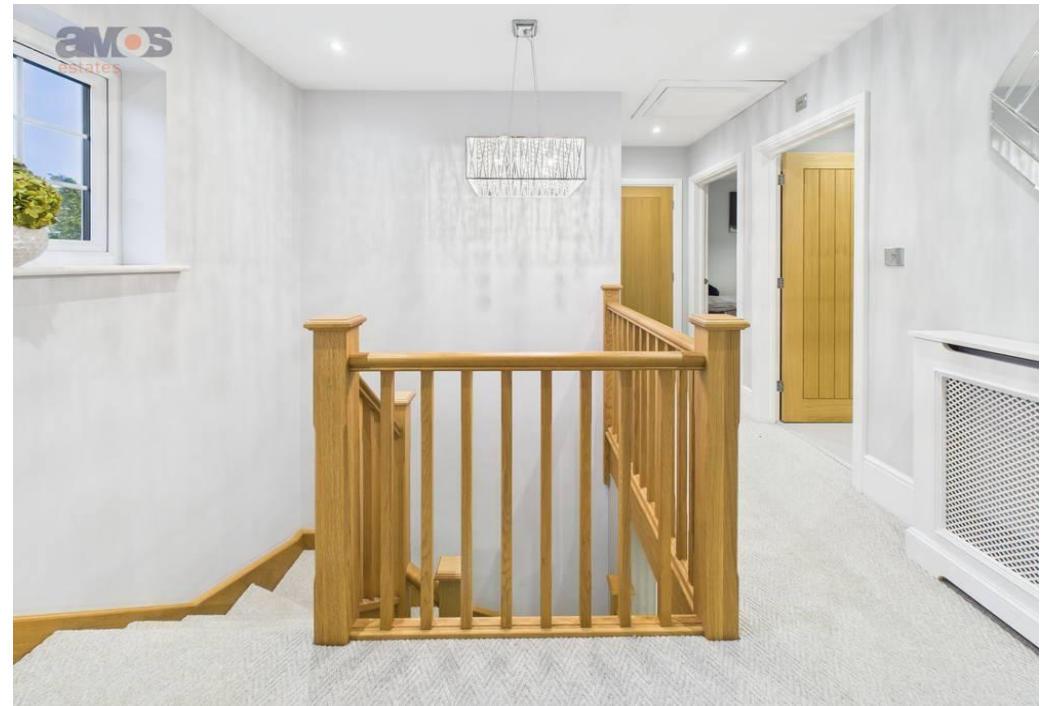
11'9 x 8'6

Double glazed window to rear aspect, fitted carpet, smooth plastered ceiling, radiator, power points.

Bedroom Four /

9'1 x 6'3

Double glazed window to rear aspect, smooth plastered ceiling, fitted carpet, fitted wardrobes, radiator, power points.





Bathroom /

11'5 x 5'6

Four piece suite comprising of integrated bath with mixer tap, safety glass cubicle with fitted shower unit, wall mounted vanity unit with sink top and mixer tap, low level w/c, double glazed window to rear aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and tiled walls, chrome heated towel rail, extractor fan.

Rear Garden /

Sun patio to immediate rear of property with remaining laid to lawn, sun decked area, secure fence boundaries, water tap, access to garage.

Integral Garage /

17'10 x 16'8

Electric roller doors, smooth plastered ceiling with integrated spotlights, fitted carpet, loft access.

Front Garden /

Block paved driveway providing parking for vehicles, laid to lawn area.

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.



