



Etheldore Avenue | | Hockley | SS5 5PA

Guide Price £1,100,000

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Estate Agents

GUIDE PRICE OF £1,100,000 - £1,200,000

Welcome to Etheldore Avenue, where luxury modern comfort living meets serene woodland surroundings in one of Hockley's most sought-after developments. Located close to good primary and secondary schools and just a stone's throw away from Hockley train station with an easy and stress-free direct commute into London Liverpool Street, this picturesque neighbourhood offers residents the perfect blend of tranquillity and convenience. Nestled amidst woodlands, Etheldore Avenue provides an idyllic setting for those seeking a peaceful retreat from the hustle and bustle of city life.

As you step into this exquisite community, you'll be enveloped by a harmonious blend of contemporary architecture and natural beauty. Each residence with woodland backing allows residents to enjoy the soothing sounds of nature and endless opportunities for outdoor exploration right in their own backyard.

This home boasts an abundance of living space across three floors. Upon entering, you are greeted by a spacious entrance hall with a downstairs WC, leading to another hallway with stairs to the first floor and access to the second reception room and large lounge. The gravitas of the home is the open-plan kitchen family living area with integrated appliances and a utility room offers added practicality, with bi-folding doors leading onto the un-overlooked rear garden—a rare gem in this development.

The first-floor accommodation includes three large double bedrooms, with the master featuring a dressing area and en-suite, and the second bedroom with its own en-suite. Additionally, there are a total of five double bedrooms, providing ample space for the whole family.

Externally, this home impresses with its wraparound garden providing sunlight at the best parts of the day. A large entertaining patio and a laid-to-Astro area with a hot tub offer complete privacy, surrounded by trees—an oasis of tranquillity.

- Un-Overlooked Rear Garden
- Open Plan Kitchen/Diner
- Living Space Across Three Floors
- Situated On One Of Hockley's Most Prestigious Developments
- Primary And Secondary Schools Close By
- Wrap Around Garden
- Five Bedrooms
- Detached Double Garage
- Close Proximity To Hockley Train Station
- Finished To A Meticulous Standard Throughout

Frontage

Property is approached by an independent block paved driveway with off-street parking for approximately four vehicles. There's mature shrubs, foliage, fence surrounds, gated entry from three access points, access into the detached double garage, surrounded by trees and a porcelain patio pathway to the front door.

Entrance

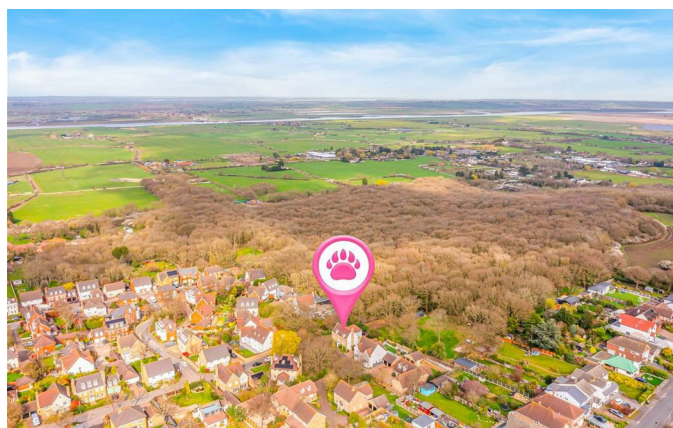
6'10" x 7'6" (2.1 x 2.3)

Property is entered by composite front door, there is Karndean flooring throughout, wall mounted radiator, smooth ceilings with coving to ceiling edge, pendant ceiling light, power points, space for storage, double doors into entrance hall and a door into downstairs WC.

Downstairs WC

6'10" x 2'9" (2.1 x 0.853)

Comprises of a two piece suite with a vanity sink unit, WC, smooth ceilings with coving to ceiling edge, inset centre ceiling spotlight with extractor, Karndean flooring throughout and wall mounted radiator.





Downstairs WC

6'10" x 2'9" (2.1 x 0.853)

Comprises of a two piece suite with a vanity sink unit, WC, smooth ceilings with coving to ceiling edge, inset centre ceiling spotlight with extractor, Karndean flooring throughout and wall mounted radiator.

Entrance hall

Stairs to first floor, Karndean flooring throughout, smooth ceilings with coving to ceiling edge, pendant ceiling light, understairs storage, wall mounted radiator, power points, doors into the kitchen/ living area and double doors into the main reception area and the second reception room.

Lounge

22'3" x 11'10" (6.8 x 3.61)

Carpet throughout, smooth ceilings with coving to ceiling edge, two pendant ceiling lights, wall mounted radiator, power points, double glazed window to the front aspect, double glazed windows to the rear aspect with courtesy door leading on to the rear garden, feature fireplace and space for storage.

Second reception

15'1" x 11'2" (4.6 x 3.41)

Carpet throughout, smooth ceilings with coving to ceiling edge, pendant ceiling light, power points, double glazed window facing the front aspect, double glazed bay window facing the side aspect with views onto the rear garden, space for storage and a wall mounted radiator.

Kitchen / living area

28'2" x 14'8" (8.60 x 4.48)

Karndean flooring throughout, smooth ceilings with coving to ceiling edge, inset centre ceiling spotlights, power points, double glazed windows facing the side aspect, double glazed French doors leading onto the side aspect, double glazed bi-folding doors leading onto the rear garden, wall-mounted radiator, space for storage and a door into the utility area.

Kitchen comprises a range of eye and base level units with roll top granite work surfaces incorporating a FIVE ring Neff induction hob with extractor fan above, integrated Neff double oven, space for American fridge freezer with surround cupboards, integrated storage, power points, granite work surfaces, integrated dishwasher, incorporating a stainless steel sink with mixer tap and integrated draining board.

Utility Room

11'6" x 6'0" (3.53 x 1.83)

Karndean flooring throughout, smooth ceilings with coving to ceiling edge, pendant ceiling light, granite effect work surfaces incorporating a stainless steel sink with mixer tap and draining board, space for washing machine and separate tumble dryer, power points, space for storage for under counter fridge and freezer, double glazed door leading onto the rear aspect and a double glazed window facing the side aspect and tiled splash backs.

First floor landing

20'0" x 10'7" (6.11 x 3.23)

Carpeted throughout, smooth ceilings with coving to ceiling edge, pendant ceiling light, power points, wall mounted radiator, integrated storage cupboards, stairs to the second floor, double glazed window facing the side and rear aspect.

Master bedroom

14'11" x 11'10" (4.56 x 3.61)

Carpet throughout, double glazed window to front and side, creating a dual light aspect, wall mounted radiators, power points and space for storage, door leading to En-suite and further door leading to dressing room

Dressing Room

10'0" x 8'4" (3.07 x 2.55)

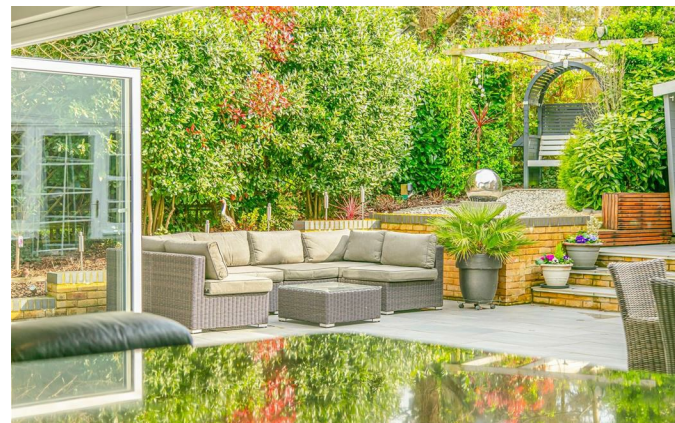
Walk-in dressing room with fitted cupboards to throughout, window to front aspect, PowerPoints

Ensuite

11'9" x 7'1" (3.6 x 2.18)

Karndean floors throughout, smooth ceilings with coving to ceiling edge, inset centre ceiling spotlights with an extractor fan, smooth ceilings with coving to ceiling edge, obscured double glazed window facing the rear aspect, integrated storage, wall -mounted heated towel rail and comprises of a three -piece suite with his and hers vanity sink units, WC and an enclosed shower with tiled surrounds.





Bedroom two

15'1" x 14'8" (4.6 x 4.49)

Carpet throughout, double glazed window to 2 sides creating a dual light aspect, wall -mounted radiator, smooth ceilings with coving to ceiling edge, two pendant ceiling lights, Integrated storage cupboards, space for more storage and power points. and loft access with lighting.

Ensuite two

6'5" x 8'5" (1.97 x 2.57)

Tiled floors, tiled surrounds, smooth ceilings with coving to ceiling edge, inset spotlights with extractor fan, obscured double glazed window to the side aspect, shaver point, wall -mounted heated towel rail, comprises of a three -piece suite with a vanity sink unit, WC, and an enclosed shower with rainfall shower head.

Family bathroom

11'11" x 8'1" (3.64 x 2.47)

Karndean floors throughout, smooth ceilings with coving to ceiling edge, inset centre ceiling spotlights with extractor fan, wall-mounted heated towel rail, obscured double glazed window facing side aspect, comprises of a four-piece suite with a wall-mounted WC with vanity sink unit, jacuzzi bath with handheld shower attachments, and an enclosed shower with tiled surrounds.

Bedroom Three

13' 4" x 11' 4" (4.086 x 3.458)

Carpet throughout, smooth ceilings with coving to ceiling edge, double glazed windows to the front and the side aspect, pendant ceiling light, power points, wall-mounted radiators, space for storage and integrated storage.

Second floor landing

Carpet throughout, vaulted ceiling with Velux window to the rear aspect, wall-mounted radiator, pendant ceiling light, integrated storage, loft access and doors into bedroom four.

Bedroom Four

14'2" x 12'1" (4.32 x 3.69)

Carpet throughout, smooth ceilings with pendant ceiling light, wall-mounted radiator, double glazed window facing the front aspect, power points and integrated storage.

Family Bathroom Two

9'10" x 5'4" (3 x 1.65)

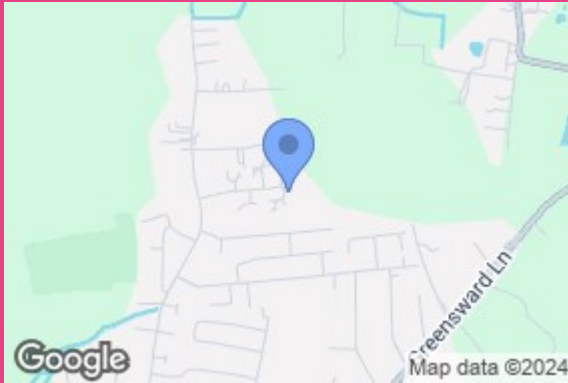
Karndean floors, smooth ceilings with coving to ceiling edge, inset centre ceiling spotlights with extractor fan, wall-mounted heated towel rail, shaver point, tiled surrounds, comprises of a four-piece suite with a WC, panel bath with handheld shower attachments and an enclosed shower with quartz surrounds.

Bedroom Five

11'5" x 14'3" (3.5 x 4.35)

Carpet throughout, smooth ceilings with coving to ceiling edge, double glazed window facing the front and side aspect, wall-mounted radiator, power points, space for storage and two integrated storage cupboards.





TOTAL FLOOR AREA : 2717 sq.ft. (252.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

11 Main Road
 Hockley
 Essex
 SS5 4QY
 01702 416476
hockley@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>