



Woodpond Avenue | | Hockley | SS5 4PU

Guide Price £775,000-£800,000

bear
Estate Agents

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Welcome to a rare opportunity to acquire a sought-after family home in the picturesque locale of Hockley. Nestled in an idyllic setting close to outstanding schools, the bustling High Street, and Hockley train station offering a direct commute into London Liverpool Street, this distinctive five-double-bedroom detached home caters to all family needs, from commuters to those seeking to enjoy the beauty of the local area.

Meticulously extended by its current owners, this home is a true testament to family living, optimizing both comfort and functionality. Upon entering, you'll be greeted by a seamless flow from the spacious entrance hall to the snug front room, leading effortlessly into the open-plan kitchen and versatile living spaces. The heart of the home boasts a kitchen adorned with stonework surfaces, integral appliances, and an inviting island breakfast bar, perfect for gatherings. Natural light floods the entire open-plan area, enhancing its charm and warmth, with views extending to the west backing garden. Additional highlights include a versatile games room area, utility room, and integral garage access, ensuring convenience and practicality for everyday living. Upstairs, the home continues to impress with five double bedrooms, including a master with an en-suite dressing area, a second guest room with an en-suite, and two separate family bathrooms, catering to the needs of every family member or guest.

Externally, this property is equally remarkable, featuring a large driveway providing ample off-street parking and a landscaped west-facing rear garden, perfect for outdoor entertaining and leisure activities. With its impeccable design and prime location, this home is a rare find indeed. Don't miss out on the opportunity to make it your own. Schedule your viewing today with Bear Estate Agents and secure your next family haven.



- WEST FACING GARDEN
- Close to station
- Games room
- Four bathrooms
- Separate living space
- Five double bedrooms
- Close to highstreet
- Open plan living space
- Utility room
- Off street parking

Frontage
Approached by an independent driveway, off street parking for approximately four large vehicles, trees, conifers and mature shrubs, brick wall surround and access to the rear garden via both sides.

Entrance Hall
18'5" x 9'0" (5.62 x 2.75)
Property is entered by a composite front door with frosted glass has smooth ceilings with inset centre ceiling spotlights, power points, karndean flooring throughout, power points, integrated storage cupboards, integrated understairs storage and stairs to first floor.



Snug

12'4" x 11'7" (3.78 x 3.54)

Carpet throughout, smooth ceilings with integrated speakers, double glazed windows facing the front and side aspect, power points, wall mounted radiator and space for storage.

Downstairs WC

Karndeane flooring throughout, smooth ceilings with inset spotlights, obscure double glazed windows facing the front aspect, feature tiling and comprises of a two -piece suite with a vanity sink unit, WC and a chrome heated towel rail.

Open Plan Kitchen/Living Area

36'11" x 30'1" (11.27 x 9.17)

Karndeane floors throughout with underfloor heating, smooth ceilings with inset centre ceiling spotlights, pendant ceiling light, plenty of power points, space for American style fridge freezer, integrated storage, log burner, double glazed windows facing the rear and side aspect, integrated speakers double glazed courtesy door leading onto the rear garden, double glazed bi- folding doors leading onto the patio, smooth ceilings with inset spotlights, and space for storage.

The kitchen comprises a range of eye and base level units with stone work surfaces incorporating a five ring induction hob with extractor fan above, integrated Neff triple oven, integrated dishwasher, composite sink with mixer tap, integrated draining board, food waste dispenser, island with integrated base level storage, hot tap with roll top stone work surfaces, breakfast, bar and power points.

Utility

7'8" x 5'9" (2.36 x 1.76)

Karndeane flooring throughout, underfloor heating, smooth ceilings with inset spotlights, double glazed window facing side aspect, power points, space for storage, door into garage, roll top stonework surface incorporating a draining board, mixer tap and space for a washer/dryer.

First Floor Landing

19'11" x 9'9" (6.08 x 2.988)

Carpet throughout, smooth ceilings with pendant ceiling light, loft access, integrated storage and power points.

Master Bedroom

18'2" x 10'11" (5.56 x 3.35)

Carpet throughout, smooth ceilings with two pendant ceiling lights, double glazed windows facing the front aspect, integrated wardrobes, air conditioning unit, power points, space for storage, wall mounted radiators and doors into:

Dressing Area

Integrated wardrobes, power points, smooth ceilings with inset centre ceiling spotlights, tiled floors, tiled surrounds and smooth ceilings with inset spotlight open plan into:

En-suite

13'8" x 7'6" (4.19 x 2.29)

Integrated speakers, tiled floors smooth ceilings, centre ceiling spotlights, comprises of a three piece suite with a walk in shower with a rainfall shower head, chrome heated towel rail and a vanity sink unit with WC.

Bedroom Two

12'4" x 11'6" (3.78 x 3.53)

Carpet throughout, smooth ceilings with inset spotlights, wall mounted radiator, power points, double glazed window facing the front aspect, power points and a door into the ensuite.

Ensuite

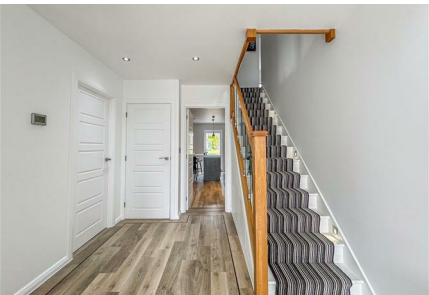
7'8" x 3'5" (2.36 x 1.06)

Comprises of a three piece suite with a vanity sink unit, dual flush WC, enclosed shower with rainfall shower head, tiled floors, tiled surrounds and smooth ceilings with inset spotlights.

Bedroom Three

10'4" x 15'10" (3.17 x 4.83)

Carpet throughout, smooth ceilings with inset spotlights, pendant ceiling lights, integrated air conditioning, wall mounted radiator, double glazed windows facing the rear aspect, power points and space for integrated storage.





Bathroom

9'0" x 5'4" (2.76 x 1.63)

Tiled floors, tiled surrounds, smooth ceilings with inset spotlights, chrome heated towel rail, obscure double glazed window to the rear aspect, comprises of a three piece suite with a vanity sink unit, WC and a panelled bath with a rainfall shower head.

Bedroom Four

16'4" x 8'11" (4.98 x 2.74)

Carpet throughout, smooth ceilings with pendant ceiling light, wall mounted radiator, double glazed windows facing the side aspect, power points, integrated air conditioning and space for a built in storage.

Bedroom Five

11'10" x 7'8" (3.61 x 2.34)

Smooth ceilings with a pendant ceiling light, double glazed windows facing the rear aspect, wall mounted radiator, space for integrated storage and power points.

Second family bathroom

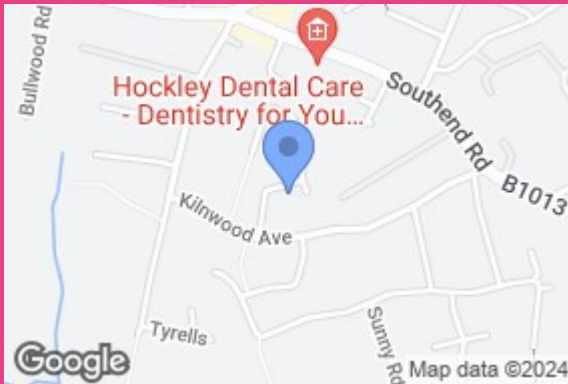
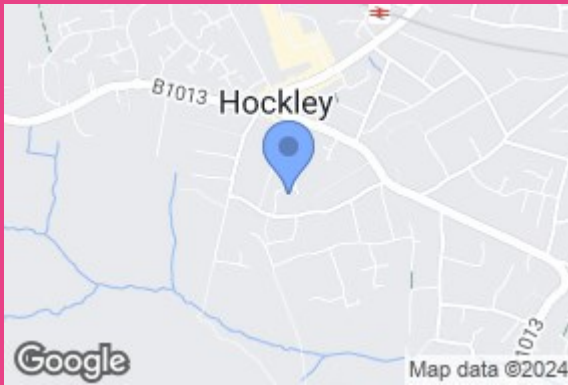
8'9" x 7'8" (2.67 x 2.34)

Tiled floors, tiled surrounds, smooth ceiling with inset spotlights, obscure double glazed window to the side aspect, comprises of a three piece suite with a panelled bath, vanity sink unit, WC, chrome heated towel rail.

West Backing Rear Garden

Commences and immediate porcelain patio with space for seating area, access to both sides, steps up to laid to Astro turf lawn with fenced perimeters, trees, mature shrubs, shed to remain and outside lighting.

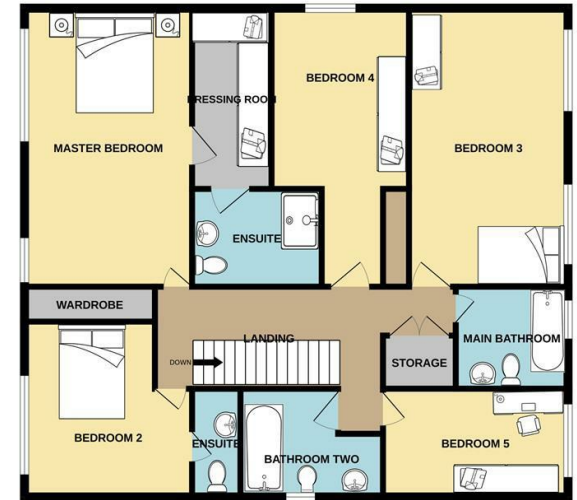




GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
1139 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA: 2064 sq.ft. (191.8 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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