



Grasmere Avenue | Hullbridge | Hockley | SS5 6LF  
Offers In The Region Of £800,000

**bear**  
Estate Agents



## SOLD VIA OUR DISCREET MARKETING SERVICE

Grasmere Avenue epitomizes the epitome of luxurious living, nestled in an idyllic setting that offers an abundance of space for the entire family and serves as an exceptional venue for entertaining guests. Meticulously refurbished from top to bottom by its current owner, every detail of this property exudes bespoke elegance and impeccable craftsmanship. From carefully curated finishes to thoughtful design elements, Grasmere Avenue stands as a testament to refined taste and sophistication, making it a must-see for those seeking a one-of-a-kind luxury experience.

Situated just a short stroll away from the picturesque River Crouch and local amenities close by, Grasmere Avenue offers the perfect blend of countryside tranquillity and urban convenience. Its proximity to reputable schools makes it an ideal choice for families seeking both luxury and practicality.

Boasting five bedrooms, three bathrooms, three reception rooms ensuring convenience and comfort for all residents, recently refurbished to the highest standard, this home exudes elegance and sophistication at every turn. From bespoke finishes to meticulous attention to detail, every corner of this house reflects quality craftsmanship. The heart of the home lies in the open plan kitchen living area, bathed in natural light, this spacious area is perfect for both family gatherings and entertaining guests. The beautiful bi-fold doors seamlessly connect the indoor and outdoor areas, leading onto a charming garden complete with a decking area, ideal for alfresco dining and enjoying the fresh air.

The meticulously landscaped rear garden is a true oasis, featuring an outdoor bar with lighting and electricity, as well as a versatile games room, offering the perfect retreat for relaxation and entertainment. Whether you're hosting a summer barbecue or simply unwinding after a long day, Grasmere Avenue provides the perfect backdrop for luxurious living.



### Frontage

The frontage provides off-street parking for approximately three large vehicles, with potential for further parking, and is surrounded by brick walls and fences with access on both sides.

### Entrance Hall

17'0" x 9'2" ( 5.2 x 2.8)

Tiled floors, smooth ceilings, pendant ceiling light, coving, stairs to the first floor, and feature paneling.

### Shug

13'5" x 11'9" (4.1 x 3.59)

Smooth ceilings, custom fitted shutters, wall-mounted radiators, and space for storage.

### WC

The downstairs WC features parquet flooring, smooth ceilings, and a two-piece suite with a vanity sink.

### Garage

The garage includes an up-and-over door and space for storage and power.







**Study**

6'5" x 9'5" (1.97 x 2.89)

Features parquet flooring, smooth ceilings, wall-mounted radiators, and space for storage.

**Kitchen/Diner**

30'9" x 31'2" ( 9.38 x 9.5)

Featuring karndean parquet flooring, smooth ceilings with coving to ceiling edge, inset center ceiling spotlights, mounted radiators, power points, skylights, and aluminum bifold doors leading to the rear garden.

The kitchen area boasts shaker style eye and base level units with quartz work surfaces, a double range master, sink, integrated double oven, full-ring Smeg gas hob with extractor above, and space for an American fridge freezer.

**Utility Room**

11'9" x 5'6" (3.6 x 1.7 )

Parquet flooring, smooth ceilings, base level units, space for washer/dryer, with a double glazed courtesy door leading to the side aspect.

**Living Area**

17'8" x 14'3" (5.4 x 4.36 )

Continues the open plan concept with smooth ceilings, double glazed windows, parquet flooring, and double doors leading to the main hallway.

**Landing**

10'11" x 18'6" (3.33m x 5.64m )

Natural light pours in through the double glazed uPVC window, offering a view towards the front of the house. You'll find a convenient built-in storage cupboard here, perfect for stowing away linens or seasonal items. The ceiling is adorned with painted plaster and ornate coving, adding a touch of elegance to the space.

**Bedroom One**

12'0" x 18'0" (3.66m x 5.51m )

A large double glazed uPVC window overlooks the peaceful rear of the property. This room features a radiator for comfort and ample space for built-in storage solutions. Smooth ceilings, coving, and spotlights create a modern ambiance, while a plush carpet underfoot adds warmth. A door leads seamlessly into the en-suite for added convenience.

**En-Suite**

9'4" x 5'4" (2.87m x 1.63m )

Offers privacy with a double glazed uPVC window featuring obscure glass facing the side. Tiled floors and surrounds lend a sleek finish to the space. Smooth ceilings, coving, and spotlights enhance the contemporary feel. Here, you'll find a luxurious three-piece suite comprising a walk-in shower, double sink, and WC, ensuring a spa-like experience.









#### Bedroom Three

12'9" x 14'4" (3.89m x 4.37m )

A double-glazed uPVC window invites natural light and provides a serene view of the rear surroundings. Radiator, smooth ceilings, and ample power points create a comfortable and functional space, with plenty of room for storage solutions.

#### Bedroom Two

12'0" x 11'9" (3.66m x 3.6m )

Features a double glazed uPVC window with views of the front garden. Radiant warmth is provided by a radiator, while a bespoke built-in wardrobe offers storage solutions. Smooth ceilings, a pendant ceiling light, and plush carpeting contribute to the inviting atmosphere.

#### Main Bathroom

10'8" x 7'8" (3.25m x 2.34m )

A double glazed uPVC window with obscure glass offers privacy while allowing natural light to filter in. Tiled walls and surrounds create a clean and stylish aesthetic. Smooth ceilings with spotlights add a modern touch. This space features a low-level WC, a free-standing bath with shower attachments, a pedestal sink, and an enclosed shower, providing all the amenities needed for relaxation and rejuvenation.

#### Bedroom Four

10'8" x 12'9" (3.25m x 3.89m )

Features a double glazed uPVC window overlooking the front of the property. Radiant warmth is provided by a radiator, and the room is carpeted for comfort. Smooth ceilings and power points offer convenience, while ample space is available for storage solutions.

#### Bedroom Five

6'6" x 14'4" (1.98m x 4.37m )

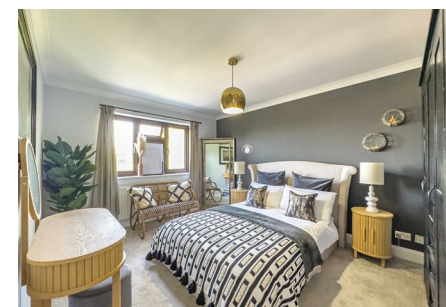
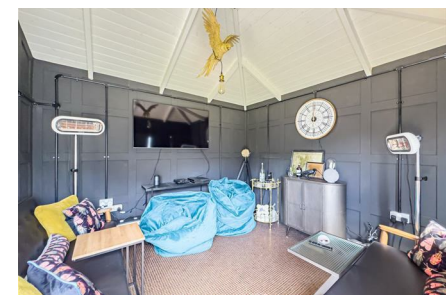
A double glazed uPVC window provides natural light and a tranquil view of the rear surroundings. Radiator, smooth ceilings, plush carpeting, and power points ensure comfort and functionality.

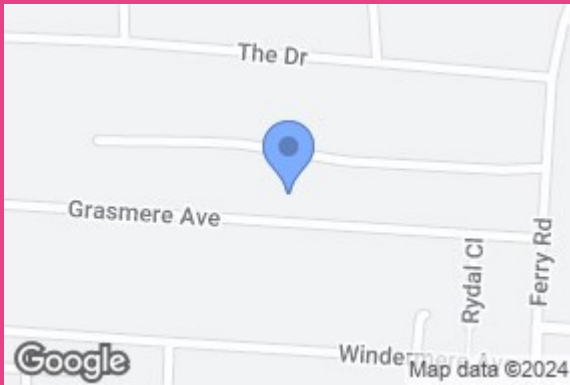
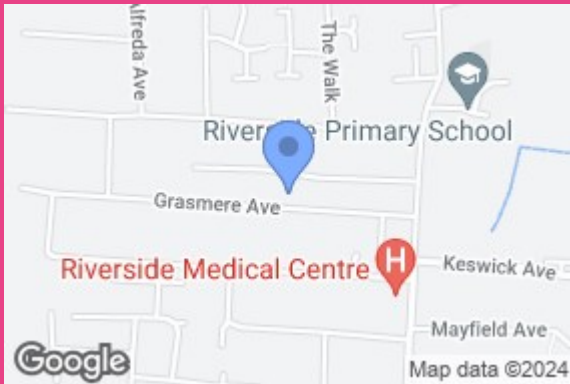
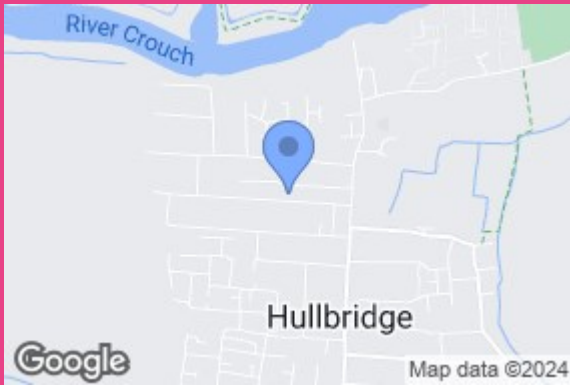
#### Garden

The rear garden features an immediate decking area, space for outdoor seating, a lateral area, a decking area with an outdoor bar and games room, and is fenced with rear access to the front on both sides.

#### Outdoor Games Room

Bespoke penny floor with underfloor heating, power points, ceiling lights, space for storage, double doors opening onto the rear decking area.





GROUND FLOOR  
1579 sq.ft. (146.7 sq.m.) approx.



1ST FLOOR  
1129 sq.ft. (104.9 sq.m.) approx.



TOTAL FLOOR AREA : 2708 sq.ft. (251.6 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 |   |                         |           |
|   |   | 66                      | 80        |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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