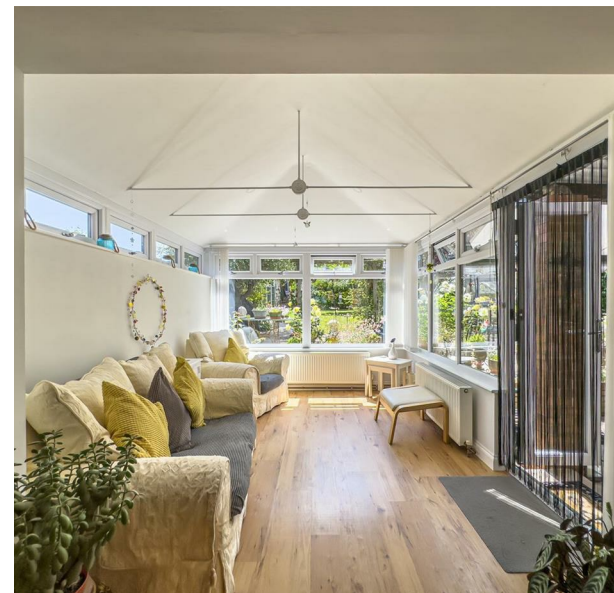


27 Riverview Gardens, Hullbridge, Hockley, SS5 6LS
Guide Price £700,000 - £750,000

bear
Estate Agents



Guide Price £700,000-£750,000

Riverview Gardens in Hullbridge is a stunning four double-bedroom detached family home located in a quiet close within the heart of the beautiful Hullbridge village. Just a short walk from the famous River Crouch and the Co-op, it is also a brief drive to Rayleigh High Street for additional amenities. Hockley and Rayleigh train stations are easily accessible by bus or car, offering direct commutes to London Liverpool Street. Hullbridge combines the charm of a peaceful village with excellent connectivity to good schools, shops, restaurants, and essential services.

Upon entering the home, you are greeted by a spacious entrance hall leading to a modern fitted kitchen with high-end appliances. The kitchen opens into the heart of the home, the open-plan living and dining area that extends to a conservatory with a hard roof ensuring use all year round. The property also includes a downstairs toilet, a garage, and an office. Upstairs, there are four double bedrooms, including a master bedroom with an en-suite and a guest room with a macerator toilet and private balcony overlooking the south-facing rear garden with views of the vineyard.

The garden is a significant highlight, measuring over a hundred feet and offering a serene, un-overlooked space with various seating areas. It features steps up to a decking area with a heated pool and a summer games room with a pool room, which holds potential to be converted into an annex subject to planning permission. This property also includes a garage and a good-sized front driveway providing ample off street parking.

Internal viewings are essential to truly appreciate the meticulous finish that the owners have maintained throughout this spectacular home and its excellent location in a desirable village setting.

Exterior

Boasts an independent block-paved driveway with off-street parking for approximately four vehicles, and garage access via an electric roller shutter door. There is side access to the rear garden, and a composite front door leads into the interior of the home. The rear garden begins with a patio area offering various seating spaces, surrounded by mature shrubs, flower beds, and trees. The well-maintained, landscaped garden includes a south-facing pagoda, with steps leading to a lawn area perfect for family activities. The back section of the garden features a decking area with a heated outdoor pool, a summer house, games room, and changing room. The garden is fenced, un-overlooked, serene, and beautifully maintained.

Interior

Entering the property, you step into a porch area with power and storage space. A door opens into the spacious main entrance hall, which includes under-stair storage and integrated storage leading to the downstairs WC. The study provides access to a utility room fitted with appliances and a courtesy door to the side access. The high-specification kitchen features stonework surfaces, iron-based level units, and integrated appliances, with a large bay window allowing natural light to flood the space. The kitchen opens into the heart of

the home: an open-plan dining and living area with a feature fireplace. This space is perfect for family gatherings and entertaining, with ample natural light and an opening into the hard roof conservatory, ensuring year-round use.

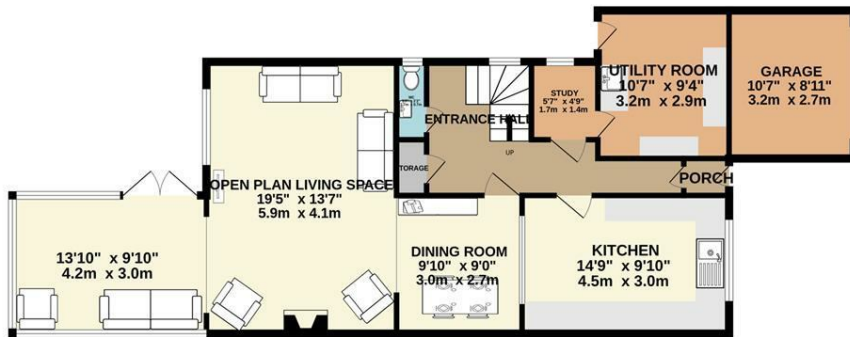
The first floor features a spacious landing illuminated by natural light. The master bedroom has a large front-facing window, integrated storage, and a door to a three-piece en-suite. The guest bedroom benefits from integrated wardrobes, a macerator WC, and a private balcony with sliding doors, offering views of the south-facing garden and adjacent vineyard. The balcony is an ideal spot for enjoying a sunset drink or unwinding after a long day. The remaining two bedrooms are also doubles, with the third bedroom featuring integrated storage. The main family bathroom includes a three-piece suite with a bath and shower, WC, and hand wash basin.



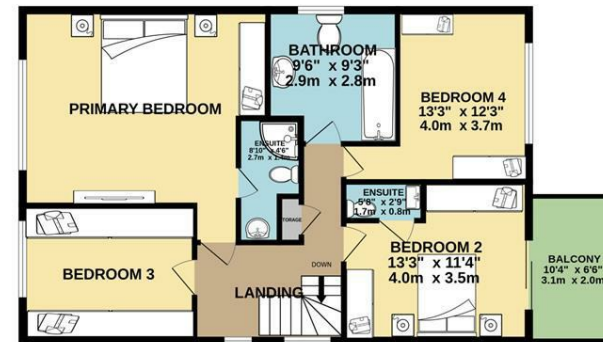




GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR
853 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA: 1838 sq.ft. (170.8 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	