



Kilwood Avenue | | Hockley | SS5 4PR  
Guide Price £700,000

**bear**  
*Estate Agents*

Guide Price £700,000-£725,000

Nestled in the desirable Kilnwood Avenue, Hockley, this charming detached house offers a perfect blend of space, comfort, and convenience. Boasting two reception rooms, four bedrooms, and three bathrooms, this property is ideal for families looking for a new place to call home.

One of the standout features of this property is its versatile layout, providing ample space for both relaxation and entertainment. The sun terrace, courtyard, and south-facing garden offer the perfect spots to enjoy the outdoors right at your doorstep.

Parking will never be an issue with space for up to four vehicles, making it convenient for both residents and guests. Additionally, being within walking distance to the Hockley train station, commuting is a breeze for those working in the city.

Families will appreciate the proximity to good primary and secondary schools, ensuring that quality education is just a stone's throw away. The property has already been extended, with the potential for further extension subject to planning permission, allowing you to tailor the space to suit your needs.

Don't miss out on the opportunity to own this delightful detached home in a prime location with endless possibilities for creating your dream living space.

**Porch** • Detached Four Bedroom Home With A Versatile Layout  
• Extended At The Rear Boasting A Large Open Plan Kitchen/Living Area  
**Wood effect flooring, smooth ceilings, double opening French doors providing access to**  
• Desirable Location, Close To Hockley Moor Green And Hockley Station  
• Situated In Walking Distance To Highly Rated Primary And Secondary Schools

**Bedroom**  
14'11" x 9'6" (4.57m x 2.92m)  
Double glazed window with custom fitted shutters to the front aspect, fitted wardrobes to one wall, wood effect flooring throughout, smooth ceilings and a radiator.

**Ensuite**  
Low level WC, inset vanity sink unit, double walk-in shower cubicle with thermostatic shower, tiled floor, tiled surrounds, smooth ceilings and a wall mounted heated towel rail.





**Lounge/Diner**

27'7" x 13'6" (8.43m x 4.14m)

Stairs with glass balustrade to first floor accommodation, feature fireplace with inset fire, wood effect flooring, smooth ceilings, radiator, double glazed windows and power points.

**WC**

WC, inset wash hand basin with tiled splash back and vanity storage below, tiled floors, smooth ceilings and a radiator.

**Utility**

11'3" x 7'1" (3.43m x 2.16m)

Eye and base level units, space for appliances, smooth ceilings and a door leading into the study.

**Study**

11'3" x 5'1" (3.43m x 1.57m)

Double glazed window, wood effect flooring, smooth ceilings and a radiator.

**Kitchen/Breakfast Room**

27'11" x 19'7" (8.51m x 5.99m)

Double glazed bi-fold doors providing access to patio and rear garden, large glass Roof Lantern, comprises of a range of modern eye and base level units with a quartz work surface, double integrated eye level electric ovens, island Unit incorporating Induction Hob with extractor above, integrated dish washer, integrated Wine Cooler, space for American style fridge/freezer, tiled floors, smooth ceilings with inset spotlights, power points and radiator.

**Galleried landing**

Double glazed full height window and a double opening storage cupboard.

**Bedroom One**

13'6" x 12'11" (4.14m x 3.96m)

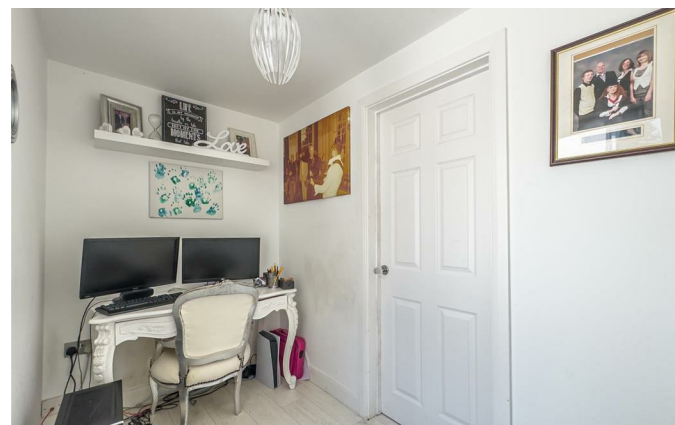
Double glazed window with custom fitted shutters to the rear aspect, double glazed door to the Juliette balcony with far reaching views over Hockley, space for storage, wood effect flooring, smooth ceilings and a radiator.

**Bedroom Two**

11'6" x 9'6" (3.53m x 2.9m)

Double glazed window with custom fitted shutters to the front and rear aspect, built-in wardrobe, wood effect flooring, smooth ceilings and a radiator.





**Bedroom Three**

13'1" x 8'11" (3.99m x 2.74m)

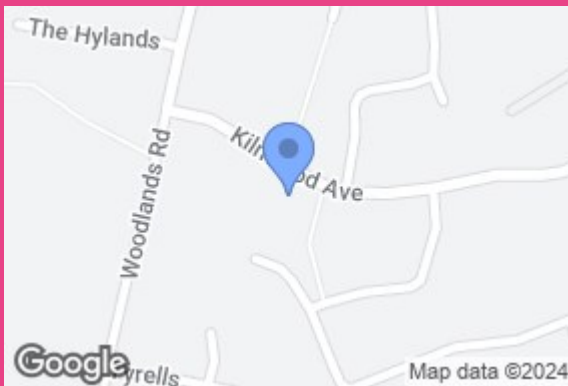
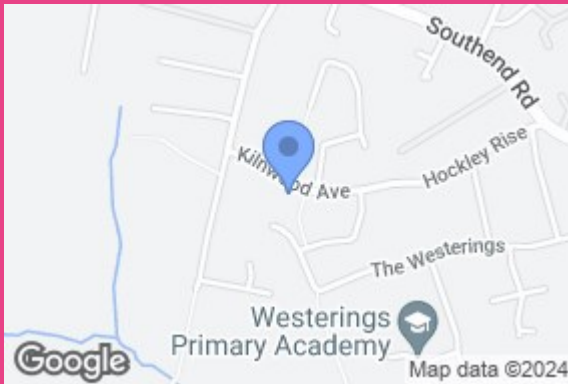
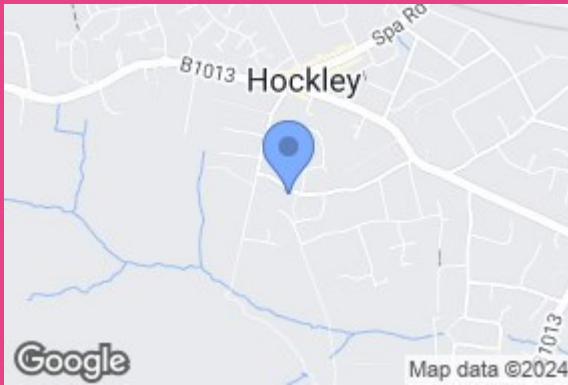
Double glazed window with custom fitted shutters to the front aspect, built-in wardrobe, wood effect flooring, smooth ceilings and a radiator.

**Bathroom**

8'10" x 8'8" (2.69m x 2.64m)

Obscure double glazed window to the side aspect, WC, wall mounted vanity sink unit with wash hand basin, bath, walk-in shower cubicle with thermostatic shower, tiled floors, tiled surrounds, smooth ceilings with inset spotlights and a wall mounted radiator.





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		75	59
EU Directive 2002/91/EC			

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