



Wood Avenue | | Hockley | SS5 5NU  
£825,000

**bear**  
Estate Agents



Introducing Wood Avenue: a fantastic opportunity to acquire this charming five-bedroom detached family home, situated on an expansive plot in a prestigious neighbourhood among other high-quality residences. This property boasts exceptional fixtures and finishes that are sure to impress the most discerning buyers. From the sweeping entrance hall, you'll find a bright, spacious lounge, a useful utility room, a ground floor cloakroom, a formal dining room, and an outstanding open-plan kitchen featuring a professionally installed Kube kitchen—making the ground floor truly impressive.

The five bedrooms are spread over two floors, with two en-suite shower rooms and a family bathroom completing the living spaces. High-specification touches include a slate roof, 9-foot-high ceilings, underfloor heating in the kitchen, and premium appliances such as a Bora extractor and induction hob. Additional highlights include a newly installed en-suite for the second bedroom and an impressive primary suite with a roof lantern feature. The landscaped garden is beautifully maintained, offering a good size with mature planting, and the front boasts wonderful curb appeal, along with a garage and ample parking.

Set on a private road, the property offers convenient access to Hockley train station with direct connections to London. Plumberow Mount, with its scenic walking trails, is just around the corner. Five Bedroom Detached with a Side Access. This is a unique property you won't miss out! Schedule a viewing today to experience it for yourself.

- On Street Parking

### Entrance Hall

Smooth plastered ceiling, return staircase to first floor living space with oak balustrade, modular wood floor covering, radiator, wall mounted thermostat control, white wood doors leading to rooms, power points.

### Ground Floor Cloakroom

8'2" x 2'11" (2.49 x 0.91)

White suite comprising of wall mounted vanity unit with sink top and mixer tap with glass splashback and integrated dual flush toilet, modular wood floor covering, double glazed window, radiator, half height large storage cupboard.







### Dining Room

14'9" x 10'11" (4.50 x 3.33)

Double glazed square bay window to front aspect, modular wood floor covering, radiator, power points, coved and plastered ceiling.

### Lounge

19'5" x 11'6" (5.94 x 3.51)

Two double glazed windows to side aspect and double glazed doors onto the rear garden, modular wood floor covering, power points, two anthracite radiators, coved and plastered ceiling, stone fire surround with fitted gas fire and open fire behind.

### Utility Room

7'10" x 5'1" (2.39 x 1.55)

Stylishly fitted at both eye and base level with quartz working surface over, integrated freezer, inset sink unit with mixer tap, LED lighting, gloss tiled floor, power points, coved and textured ceiling, double glazed door to side aspect door leading into the garage.

### Kitchen

25'7" x 11'3" (7.80 x 3.43)

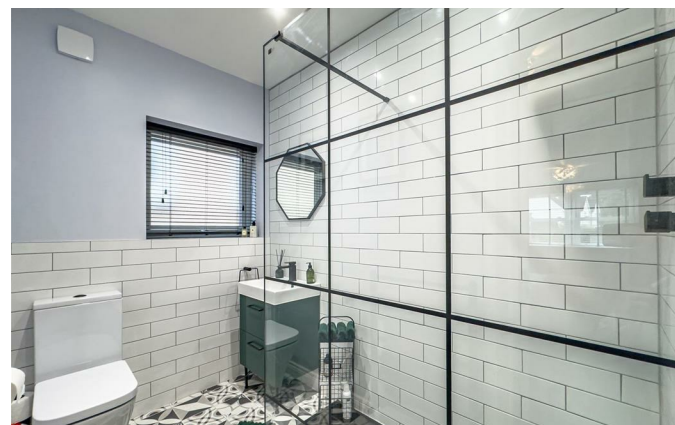
Professionally installed by highly regarded Kube of Leigh on Sea, fitted at both eye and base level with high gloss quartz working surface over, one with microwave facility, two integrated ovens, inset sink unit with mixer Quooker instant hot water tap and carved drainer, feature 'island' unit with induction hob and Bora extraction unit, integrated larder fridge and dishwasher, LED lighting, gloss tiled floor, fitted table with space for bar stool seating, power points, coved and plastered ceiling with inset spotlights, underfloor heating, two double glazed windows to both aspects and double doors with adjacent windows overlooking the garden.

### Galleried Landing

11'8" x 10'11" (3.58 x 3.33)

Stained-glass double-glazed window to half landing, fitted carpet, radiator, coved and plastered ceiling, storage cupboard, continuation of staircase to second floor, power points, wood doors leading to rooms.







**Bathroom**

7'8" x 6'5" (2.34 x 1.96)

White suite comprising of toilet, 'floating' vanity unit with sink top and mixer tap and freestanding bath with water fall tap, tiled walls and floor, coved and plastered ceiling with spotlights, chrome towel radiator double glazed window., LED mirror.

**Bedroom Two**

17'3" x 11'3" (5.26 x 3.45)

Double glazed window to rear aspect, coved and plastered ceiling, fitted carpet radiator, power points, door providing access to en-suite.

**En-Suite Shower Room**

7'6" x 5'1" (2.31 x 1.57)

Newly installed suite comprising of toilet, walk in shower area with rain cloud head and integrated shower control, vanity unit with sink top and mixer tap., wall mounted safety glazed panel plastered ceiling, tiled floor, towel radiator, tiled wall areas, double glazed window.

**Bedroom Three**

15'1" x 11'6" (4.60 x 3.51)

Double glazed window to rear aspect, fitted carpet, coved and plastered ceiling, fitted wardrobe unit, radiator, power points.

**Bedroom Four**

14'7" x 10'11" (4.45 x 3.35)

Double glazed window to front aspect, fitted carpet, radiator, coved and plastered ceiling, power points, fitted Sharps wardrobe units.

**Bedroom Five**

10'11" x 9'8" (3.33 x 2.95)

Double glazed window to front aspect, Hammonds fitted office furniture, coved and plastered ceiling, radiator, power points.

**Second Floor Galleried Landing**

Stained-glass double-glazed window, power points, fitted carpet, coved and plastered ceiling, wood door leading to Bedroom One .

**Bedroom One**

21'1" x 14'7" (6.43 x 4.47)

Vaulted ceiling with double glazed roof lantern also additional double-glazed windows to side and rear aspects, plastered ceiling with inset spotlights, fitted wardrobe units fitted carpet, two radiators, power points, access to en-suite .

**En-Suite Shower Room**

White suite comprising of toilet, vanity unit with sink top and mixer tap, tiled walls, walk in shower with rain cloud head and integrated shower control, fitted carpet, plastered ceiling with inset spotlights.

**Rear Garden**

Composite sun deck to the immediate rear of the property, LED garden lighting, raised brick built planters with step up to lawn area, mature planting, secure fenced boundaries, summerhouse to remain, outside power points, side access to front water tap.

**Garage**

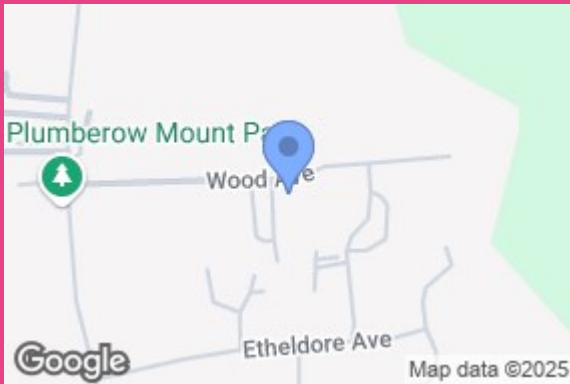
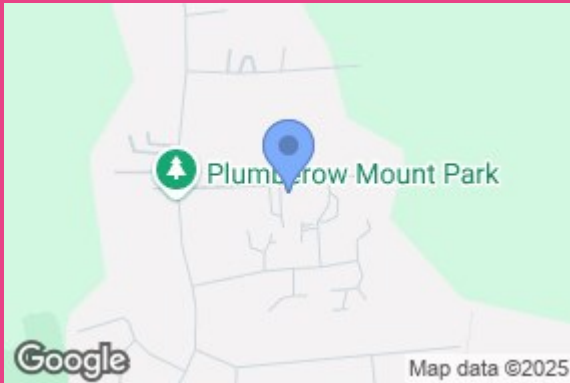
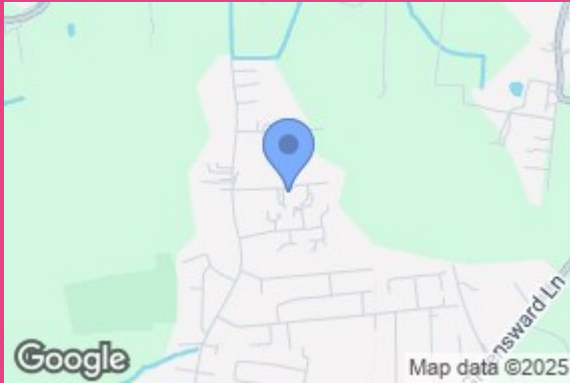
16'7" x 8'0" (5.08 x 2.46)

Electronically controlled garage door, wall mounted boiler, power and light fitted, access door to the property.

**Front Garden**

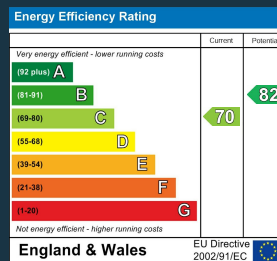
Brick boundary wall, artificial lawn, garden lighting block paved driveway providing parking for vehicles.





TOTAL FLOOR AREA : 2040 sq.ft. (189.6 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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