



The Esplanade | Hullbridge | Hockley | SS5 6LX

Guide Price £800,000

bear
Estate Agents

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Meet 'Heron Hoe', where breath-taking river views meets village lifestyle. Nestled on a quiet road overlooking the River Crouch and situated a stones throw away from Hullbridge high street for an array of shops and local eateries, pubs like The Anchor, The Smugglers Den and Rayleigh High Street only a short drive for a direct commute into London Liverpool Street within the hour.

Externally boasting its own mooring which has been recently refurbished to a great standard and is ready for use, a front garden with beautiful views, solar panels, ample off street parking to the frontage ,a large South-backing rear garden and a detached garage offering huge scope to be a workshop/office STPP.

- Mooring On The River Crouch
- Huge Potential To Extend STPP
- Beautiful Location
- Ample Off Street Parking
- A Must View
- Two Gardens
- Balcony With Breath-taking Views Of The River
- Rare Opportunity To Purchase This River-Side Home
- Large Rear Garden
- No Onward Chain

Frontage

Independent driveway with ample off street parking and access to the side.

Front Garden

Front garden with access to the property's own mooring, trees, mature shrubs, laid to lawn and fenced to the front aspect.

Mooring

Gated entry, decking, fenced surrounds, slate and access to the river

Porch

UPVC front door, smooth ceilings with a wall mounted light and wood flooring.

Main Hallway

Entered by a wooden front door ,carpeted through out, smooth ceilings with coving to ceiling edge, wall mounted lights, wall mounted radiator, power points and built in storage cupboards





Dining Area/Office

12'9" x 9'3" (3.9 x 2.82)

Wooden flooring through out, wall mounted radiator, double glazed window facing the front aspect with views of the river, smooth ceiling with coving to ceiling edge and a pendant ceiling light

Kitchen/Dining Area

21'3" x 11'4" (6.49 x 3.477)

Tiled floors throughout, smooth ceilings with coving to ceiling edge, pendant ceiling light and inset centre ceiling spot lights, double glazed bay window facing the front aspect and a wall mounted radiator. The kitchen comprises of a range of eye and base level units with roll top work surfaces, integrated hot point double oven, integrated fridge/freezer, integrated dishwasher, stainless steel sink incorporating a mixer tap and draining board. Island with integrated storage units and a four ring gas hob.

Utility Room

8'5" x 6'2" (2.58 x 1.905)

Wooden flooring through out, smooth ceilings with coving to ceiling edge, a centre ceiling spot light and a range of eye and base level units with stone effect worktops incorporating a stainless steel sink with draining board., cupboard that houses the boiler, power points, space for a washing machine and a double glazed door leading onto the side access.

Ground Floor Bathroom

Comprises of a three piece suite, wall mounted WC, a vanity sink unit, an enclosed shower, wood affect floors, tiled surrounds, smooth ceiling with coving to ceiling edge, centre ceiling spot light, extractor fan and a wall mounted heated towel rail.

Main Lounge

12'11" x 9'8" (3.96 x 2.96)

Smooth ceilings with coving to ceiling edge, wall mounted light, pendant ceiling light, wall mounted radiator, power points, double glazed sliding doors leading onto the conservatory.

Conservatory

11'10" x 10'11" (3.63 x 3.34)

Double glazed windows facing the side and rear aspect, double glazed French doors leading to the rear garden, power points and space for storage.

Bedroom Four

10'9" x 9'6" (3.3 x 2.91)

Carpet throughout, smooth ceilings with coving to ceiling edge, double glazed window facing the rear aspect, wall mounted radiator, plenty of power points and a built in storage cupboard.

First Floor Landing

Carpet throughout, smooth ceilings with coving to ceiling edge, loft access and plenty of power points.

Master Bedroom

12'9" x 11'2" (3.9 x 3.41)

Smooth ceilings with coving to ceiling edge, double glazed window facing the rear aspect, built in wardrobes, power points, a pendant ceiling light, carpeted, doors leading into:



En-suite

Wood effect floors, coving to ceiling edge, comprising of a two piece suite with an enclosed shower, vanity sink unit, tiled surrounds, obscure double glazed window facing the side aspect and a wall mounted heated towel rail.

Bedroom Two/Second Reception Room

21'0" x 15'5" (6.42 x 4.71)

Carpeted throughout, smooth ceilings with coving to ceiling edge, two wall mounted radiators, feature fireplace with log burner, feature panelling, two pendant ceiling lights, double glazed window facing the front aspect and double glazed French doors leading onto the balcony with sweeping views of the river.

Balcony

5'2" x 21'7" (1.58 x 6.59)

Tiled floors, a bespoke glass and steel balustrade, external lighting with inset centre ceiling spot light to the cladded ceiling, external power points and space for a seated area with views of the river.

Bedroom Three

11'0" x 9'6" (3.61 x 2.90)

Carpeted throughout, smooth ceilings with coving to ceiling edge, built in wardrobes, wall mounted radiators, a pendant ceiling light, power points and a double glazed window facing the rear aspect.

Main Bathroom

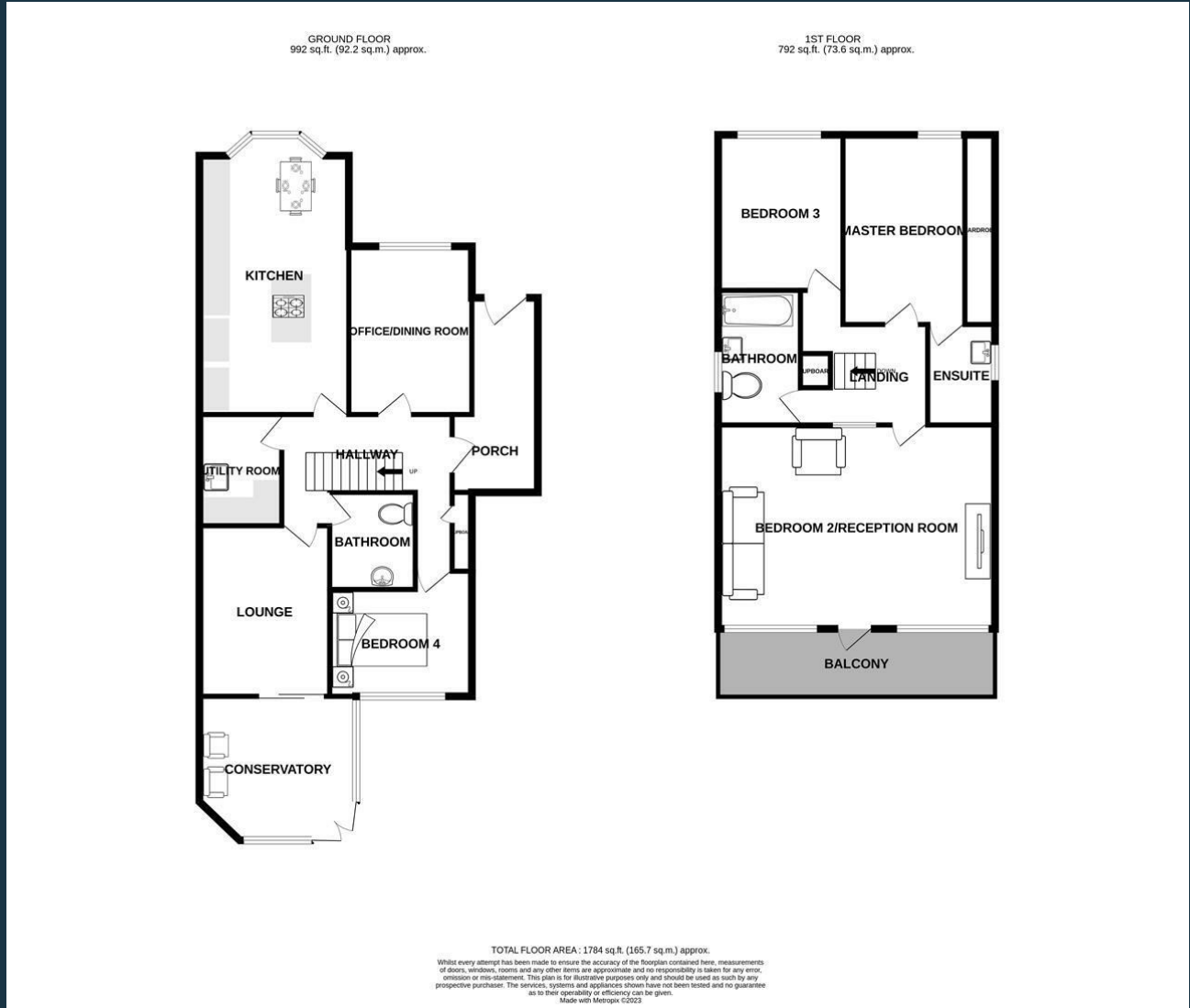
10'3" x 6'0" (3.13 x 1.85)

Wooden flooring through out, smooth ceiling with coving to ceiling edge, pendant ceiling light, wall mounted heated towel rail, obscure double glazed window facing the side aspect and built in storage cupboard. The bathroom comprises of a four piece suite with a panelled bath with shower head, vanity sink unit, a bidet and a wall mounted WC.

Rear Garden

Concrete patio, access to one side, fenced surrounds, mature shrubs, trees, pathway that leads to the end of the garden, remainder to laid to lawn, concrete area at the rear of the garden, shed to remain and a detached garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	81
(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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