

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kilnwood Avenue, Hockley, SS5 4PR



£700,000

Situated in a very popular area of Hockley, close to local shops, amenities and mainline railway station, is this immaculate four/five bedroom link detached house with large open plan lounge/diner/kitchen, en-suite to bedroom one, south facing rear garden, plenty of off street parking and garage. Viewing highly recommended.
Council Tax Band: F. EPC Rating: TBC. Our Ref: 19885.

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Accommodation comprises:

Entrance via uPVC double glazed door to entrance porch.

ENTRANCE PORCH

Two uPVC double glazed windows to front aspect. Radiator. Amtico flooring. Plastered ceiling. Door to large open plan lounge/diner/kitchen.

OPEN PLAN LOUNGE/DINER/KITCHEN

LOUNGE/DINER 27' 1" x 25' (8.25m x 7.62m)

Stairs with wooden hand rails and glass inserts to first floor accommodation. Continuation of Amtico flooring.



DINING AREA

uPVC double glazed sliding patio doors providing access to courtyard. Sky light. Radiator. Plastered ceiling with downlights.



LOUNGE AREA

Double glazed bi-fold doors providing access to rear garden. Oak Stoves 3kw log burner (purchased from Lower Barn Farm in 2020) with flue going into chimney and runs through the centre of the house. Large TV/multi media unit. Radiator. Continuation of Amtico flooring. Plastered ceiling with downlights. Opening into the kitchen.



KITCHEN 15' 10" x 9' 2" (4.83m x 2.79m)

uPVC double glazed window to front aspect. A comprehensive range of modern base and eye level units incorporating quartz work tops with sink drainer unit with hot tap. Continuation of Amtico flooring. Two electric integrated ovens. Induction hob. Integrated microwave. Integrated coffee maker. Integrated fridge freezer and dishwasher. Patterned splash back. Door to utility room.



UTILITY ROOM

uPVC double glazed door to front aspect. Continuation of Amtico flooring. Base and eye level units incorporating quartz work top. Space and plumbing for washing machine. Space for tumble dryer. Plastered ceiling.



GROUND FLOOR WC

Close coupled wc. Towel rail radiator. Amtico flooring. Plastered ceiling with downlights.



BEDROOM FIVE/STUDY 12' 6" x 10' 8" (3.81m x 3.25m)

uPVC double glazed window to courtyard. uPVC French doors leading to conservatory. Radiator. Plastered ceiling with downlights.



CONSERVATORY 11' 6" x 11' 3" (3.51m x 3.43m)

uPVC double glazed windows to all aspects. uPVC double glazed doors providing access to rear garden/patio area. Wood effect laminate flooring.



FIRST FLOOR LANDING

uPVC double glazed window to side aspect. uPVC double glazed window to courtyard. Airing cupboard housing boiler (under a Worcester Bosch service plan having been serviced yearly). Radiator. Doors to bedroom one, two, three, four and bathroom.



BEDROOM ONE 18' 6" x 12' 11" (5.64m x 3.94m)

uPVC double glazed French doors leading to **BALCONY** overlooking rear garden. Radiator. Plastered ceiling with downlights. Door to en suite.



EN SUITE

Small uPVC obscure double glazed window to rear aspect. A three piece suite comprising shower unit, inset sink with vanity storage below and close coupled wc with unit. Towel rail radiator. Tiled walls. Tiled flooring. Plastered ceiling with downlights.



BEDROOM TWO 12' 3" x 9' 2" (3.73m x 2.79m)

uPVC double glazed window to front aspect. uPVC double glazed window to courtyard. Wardrobe. Radiator. Coving to plastered ceiling with downlights.



BEDROOM THREE 13' 4" x 9' 10" (4.06m x 3m)

uPVC double glazed window to rear aspect. Wardrobe. Radiator. Coving to plastered ceiling.



BEDROOM FOUR 9' 2" x 8' 1" (2.79m x 2.46m)

uPVC double glazed window to front aspect. Storage cupboard. Radiator. Plastered ceiling with downlights.



BATHROOM

uPVC obscure double glazed window to rear aspect. A four piece suite comprising panelled bath, corner shower, inset wash hand basin with quartz work top and close coupled wc in unit. Tiled walls. Tiled flooring with under floor heating. Plastered ceiling.



Side access to **COURTYARD** which has patio flooring.



EXTERIOR.

The **REAR GARDEN** is south facing and measures 45ft (13.72m) deep commencing with patio area. Laid to lawn. Pathway to side leading to further patio area to rear. Shed. Raised flowerbeds. Double doors to garage. Outside tap.



The **FRONT** has a block paved driveway providing off street parking for four vehicles leading to **GARAGE 17' 9" x 9' (5.41m x 2.74m)** with electric roller door. Power and lighting. Storage in roof area.



Agents Note:

The vendors advise:

Cat 6 ethernet cabling providing high speed internet connection.

New fuse board in the kitchen.

The kitchen, bathroom, en suite and wc were installed in 2020.

Cavity wall insulation.

Sound proof insulation between first floor and downstairs.

Water softener.

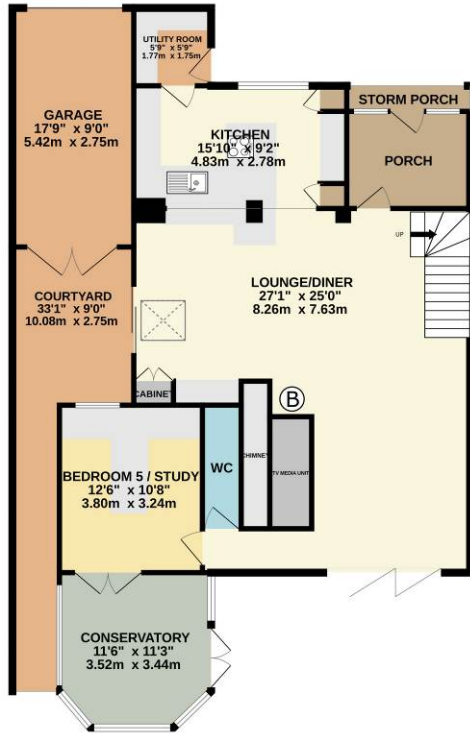
Hot and cold taps in the garage.

All radiators have been replaced apart from the office and conservatory.

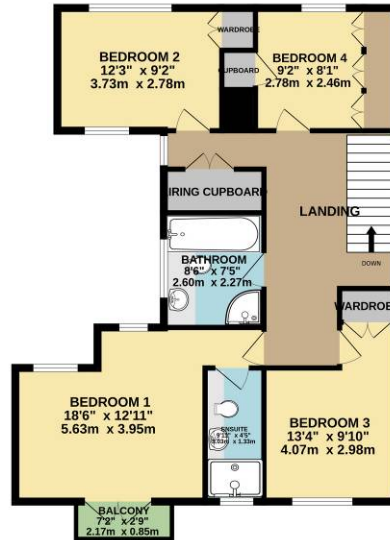
In bedroom one the drawers and headboard were built in 2023 and are tailor bespoke and will be remaining.

Electric blinds in the bi-folding doors in the lounge, in the patio doors in the lounge/diner and upstairs landing.

GROUND FLOOR
1465 sq.ft. (136.1 sq.m.) approx.



1ST FLOOR
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 2289 sq.ft. (212.6 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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