



3 Cornhill Avenue

# 3 Cornhill Avenue Hockley Essex SS5 5BY

Home Of Leigh are very excited to offer for sale this beautifully presented two bedroom semi detached bungalow, located in a highly sought after position which benefits from a fabulous south facing rear garden and ample off street parking to the front.

The property's layout has been cleverly altered to provide spacious living accommodation which includes a large and welcoming entrance hall, a wonderful open plan living space with lounge, kitchen & dining areas as well as two great size double bedrooms and a modern wet room.

Externally the property sits on a generous size south backing plot with ample off street parking to the front, whilst to the rear there is a great size garden complete with a purpose built garden room.



Located on Cornhill Avenue in the heart of Hockley, this stylish property is perfectly positioned to take full advantage of both Plumberow Primary Academy and Greenswards Secondary school as well as Hockley Station also being within a short walk providing direct access to London Liverpool Street.

## Accommodation Comprises

The property is approached via part double glazed entrance door leading to:

### Entrance Hall 12'7 x 9'10

A larger than average sized entrance hall with double glazed window to front aspect, wood flooring throughout, coved to smooth plastered ceiling with access to loft space, radiator. Doors to:



plumbing for washing machine and dishwasher, further space for fridge freezer, coved to smooth plastered ceiling with inset spotlighting, wood flooring.

#### **Dining Area 11'9 x 10'10**

With a continuation of wood flooring, archway leading through to snug/sitting area, coved to smooth plastered ceiling, radiator.

#### **Snug/Conservatory 10'6 x 8'11**

Double glazed windows to rear with French doors leading out to the rear garden, continuation of wood flooring, two wall light points, radiator.



#### **Kitchen/Dining Area 22'2 x 10'10 < 7'7**

A wonderful open plan kitchen/dining area with two clearly defined areas as follows:

#### **Kitchen 10'4 x 7'7**

Double glazed window to side aspect. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, built in oven and five ring gas hob with extractor hood above, further range of eye level wall mounted units with concealed lighting beneath, appliance space and

#### **Bedroom One 14'3 into bay x 12'1**

Double glazed bay window to front aspect, wood flooring, coved to smooth plastered ceiling with inset spotlighting, radiator.

#### **Bedroom Two 11'4 x 9'9**

Double glazed window to rear aspect, wood flooring, coved to smooth plastered ceiling, radiator.

### Wet Room 11'11 x 6'11

A great size wet room with double glazed obscure window to side aspect, low level WC, wash hand basin with mixer tap and vanity drawers beneath, large open shower area, coved to smooth plastered ceiling with inset spotlighting, heated towel rail.

### Externally

### Rear Garden

The property benefits from a great size south backing rear garden which accessed via shared passage way. Mainly decked providing an extensive entertaining area which is enclosed by screen panelled fencing, side access, feature gazebo area creating a great size space for dining and entertaining.. garden shed. Access to:

### Garden Room 17'11 x 11'5

With double glazed windows to front and side aspect plus double glazed French doors and windows to front and side aspect, vaulted ceiling, wood flooring, power and lighting connected.

### Front Garden

The property benefits from a great size frontage which is mainly paved providing off street parking for several vehicles, shared side passage way to rear garden.















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## Offers Over £400,000 Freehold

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HP1222 Printed by Ravensworth 01670 713330