



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Wellington Avenue, Hockley



Morgan Brookes believe - This is a unique & rare opportunity to secure a spacious detached bungalow with a separate annex positioned on a plot of approximately 3/4 of an acre. Situated in a peaceful semi-rural location and backing onto the The Rayleigh Golf Course. The property is within the Riverside Primary & The Swayne Park School Catchment areas.

Our Sellers love - Being in a quiet semi-rural location without being too far from local amenities and enjoying the summer months in the peaceful rear garden with friends and family entertaining.

Key Features

- Detached Bungalow & Separate Annex.
- Huge 3/4 Of An Acre Plot.
- Peaceful Semi-Rural Position.
- Backing Onto Golf Course.
- Secure Gated Parking For Approximately 12 Vehicles.
- Detached Outbuilding / Carport.
- Unique Opportunity Not To Be Missed.
- Riverside Primary & The Swayne Park School Catchment.

Offers in Excess of £800,000

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Wellington Avenue, Hockley

Entrance

Glazed panelled door to:

Porch

Tiled flooring, glazed panelled door to:

Hall

23' 8" x 5' 2" nt 2'10" (7.21m x 1.57m nt 0.85m)

Two built in storage cupboards, wood beams to ceiling, tiled floor, doors to:

Living Room

20' 3" nt 13'3" x 12' 2" (6.17m nt 4.03m x 3.71m)

Double glazed bay window to side aspect, feature fireplace, two radiators, coving to smooth ceiling with wood beams, tiled flooring, double glazed panelled door to:

Secluded Courtyard Garden

Decorative paved seating/entertaining area, wood built pergola offering further seating/entertaining area, gate leading to shingled parking area.

Kitchen

12' 10" x 7' 10" (3.91m x 2.39m)

Double glazed window to side aspect, range of fitted base and wall units, work surfaces incorporating butler sink, range cooker, tiled flooring, wood beams to ceiling, opening to:

Dining Room

10' 3" x 10' 2" (3.12m x 3.10m)

Double glazed windows to three aspects, radiator, smooth ceiling with wood beams, tiled flooring.

Bedroom 1

10' 6" x 10' 3" (3.20m x 3.12m)

Double glazed window to side aspect, radiator, wood flooring, wood beams to ceiling, door to:

En-Suite WC

8' 0" x 2' 10" (2.44m x 0.86m)

Jack & Jill style en-suite, hand basin, low level WC, doors to hall & bedroom 1, tiled flooring, wood beams to ceiling.

Bedroom 2

10' 3" x 8' 10" (3.12m x 2.69m)

Double glazed window to side aspect, built in storage cupboard, radiator, wood flooring, wood beams to ceiling.

Bedroom 3

9' 6" x 8' 5" (2.89m x 2.56m)

Double glazed window to side aspect, radiator, wood flooring, wood beams to ceiling.

Bathroom

12' 7" x 6' 5" (3.83m x 1.95m)

Obscure double glazed window to side aspect, roll top bath, double shower cubicle, 2 hand basins, low level WC, bidet, complimentary tiling, tiled flooring, smooth ceiling with wood beams.



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Offers in Excess of
£800,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Annex**Entrance**

Double glazed French doors to:

Hall

14' 7" x 6' 3" (4.44m x 1.90m)

Double glazed Velux window to side, smooth ceiling incorporating down lights, doors to WC and bedroom 1, opening to:

Family Room (Vaulted)

18' 2" x 17' 3" (5.53m x 5.25m)

Double glazed window to side aspect, two double glazed Velux windows, wood effect flooring, door to:

Kitchen

16' 1" x 8' 7" (4.90m x 2.61m)

Double glazed window to side aspect, double glazed panelled door to garden, fitted base and wall units, space and plumbing for appliances, roll top work surfaces incorporating 1 & 1/2 bowl sink and drainer unit, built in oven, boiler, smooth ceiling, wood effect flooring.

Larder/Utility Room

8' 8" x 6' 9" (2.64m x 2.06m)

Double glazed Velux window, space and plumbing for appliances, range of fitted shelving units, tiled flooring, door to bedroom 2.

Bathroom

11' 9" x 8' 6" (3.58m x 2.59m)

Obscure double glazed window to side aspect, walk in shower area, panelled bath, vanity hand basin, low level WC, complimentary tiles, door to larder / utility, further door to bedroom 2.

Bedroom 1 (Vaulted)

19' 1" nt 14'6" x 14' 8" nt 8'4" (5.81m nt 4.41m x 4.47m nt 2.53m)

Double glazed window to side aspect, doors to hall and bathroom.

WC

6' 2" x 5' 4" (1.88m x 1.62m)

Obscure double glazed window to side aspect, panelled hand basin, low level WC, smooth ceiling incorporating down lights.

Bedroom 2 (Vaulted)

15' 0" x 14' 3" (4.57m x 4.34m)

Double glazed French doors to side aspect, carpet flooring, door to:

En-Suite

9' 4" nt 6'7" x 6' 7" nt 2'9" (2.84m nt 2.0m x 2.01m nt 0.83m)

Obscure double glazed window to side aspect, walk in shower cubicle, vanity hand basin, low level WC, complimentary tiles, opens to:

Walk-in Wardrobe

7' 5" x 4' 6" (2.26m x 1.37m)

Tiled Flooring.

Stable / Carport

Shingled area leading to timber built stable / carport offering storage to one side and parking for two cars under the carport.

Front Of Property

Electric gates leading to shingled area offering off street parking for up to 12 vehicles, timber storage shed.

Gardens (Half an acre plot)

Block paved area to side, mainly laid to lawn with an abundance of trees, fencing to boundaries, feature pond.

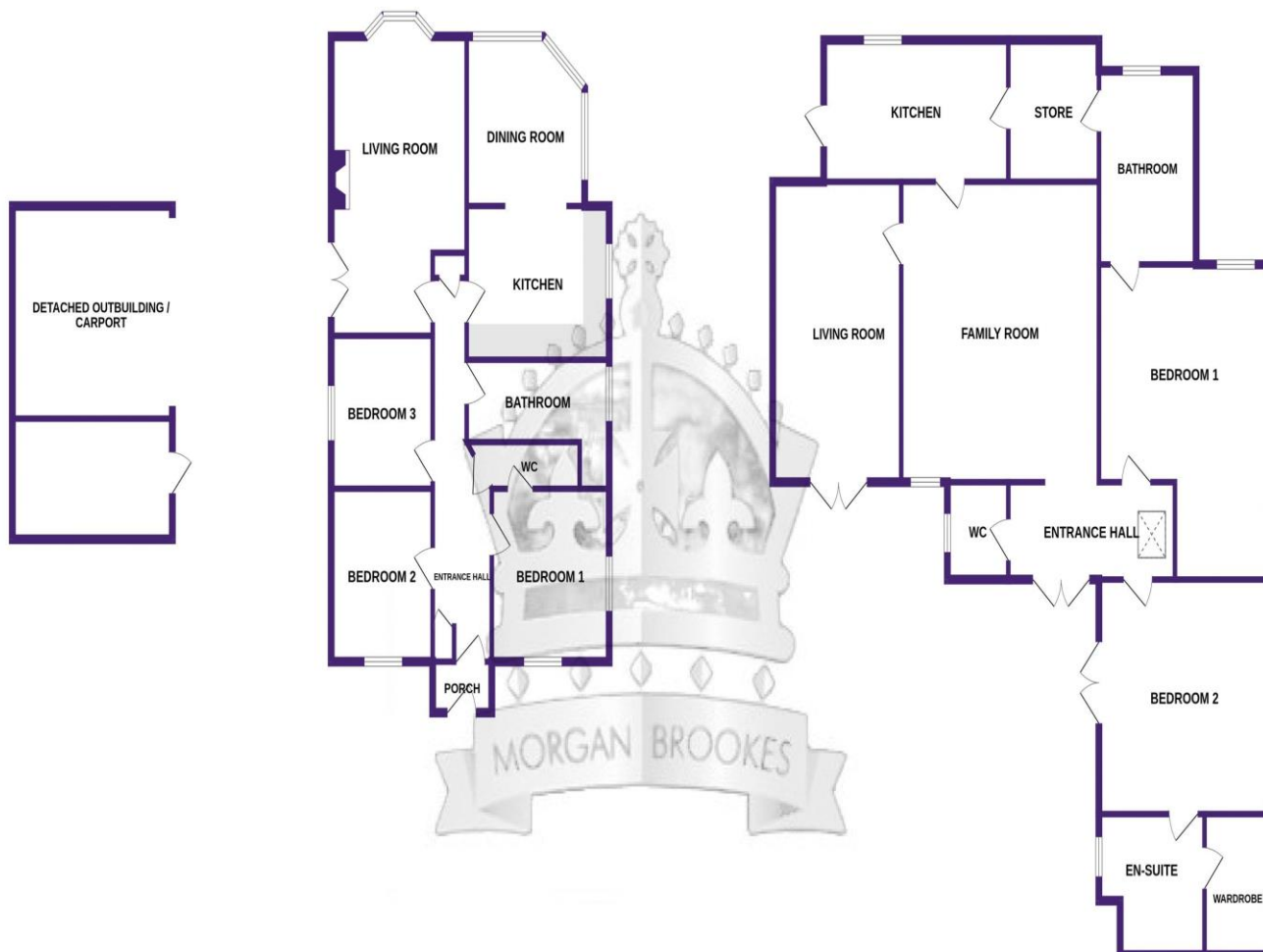


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MAIN BUNGALOW &
OUTBUILDING
1191 sq.ft. (110.7 sq.m.) approx.

SEPARATE ANNEX
1522 sq.ft. (141.4 sq.m.) approx.



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TOTAL FLOOR AREA : 2714 sq.ft. (252.1 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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