

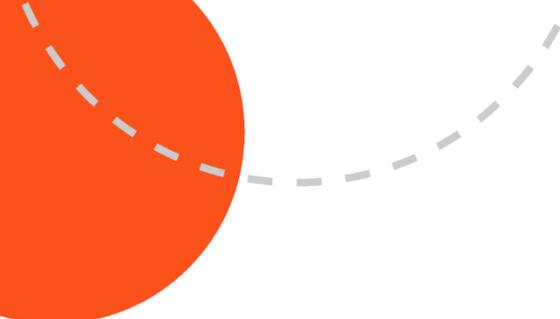


9 Kilnwood Avenue, Hockley, Essex, SS5 4PR

Three Bedroom Detached House / Price: £510,000 / Tel: 01702 207720

amos





Take a look at this well-presented **three-bedroom** detached home, ideally situated in a highly sought-after location close to the Village shops. Upon entering the property, you are welcomed by a bright entrance hall which leads through to a spacious and inviting living room, perfect for relaxing or entertaining guests. The stylishly fitted kitchen offers plenty of room for a dining table, creating an ideal setting for family meals. The kitchen also provides direct access to the rear garden. Upstairs, the property boasts three well-proportioned bedrooms along with a contemporary family bathroom finished to a modern standard. Externally, the rear garden is a generous size, offering great outdoor space for families. To the front, the property benefits from off-road parking and access to the large garage.

This fantastic home combines space, comfort, and convenience, early viewing is highly recommended. Location wise the house is close to the Village shops, woodland walks, all the local Schools and the train station with fast, direct access to London.

Find us on

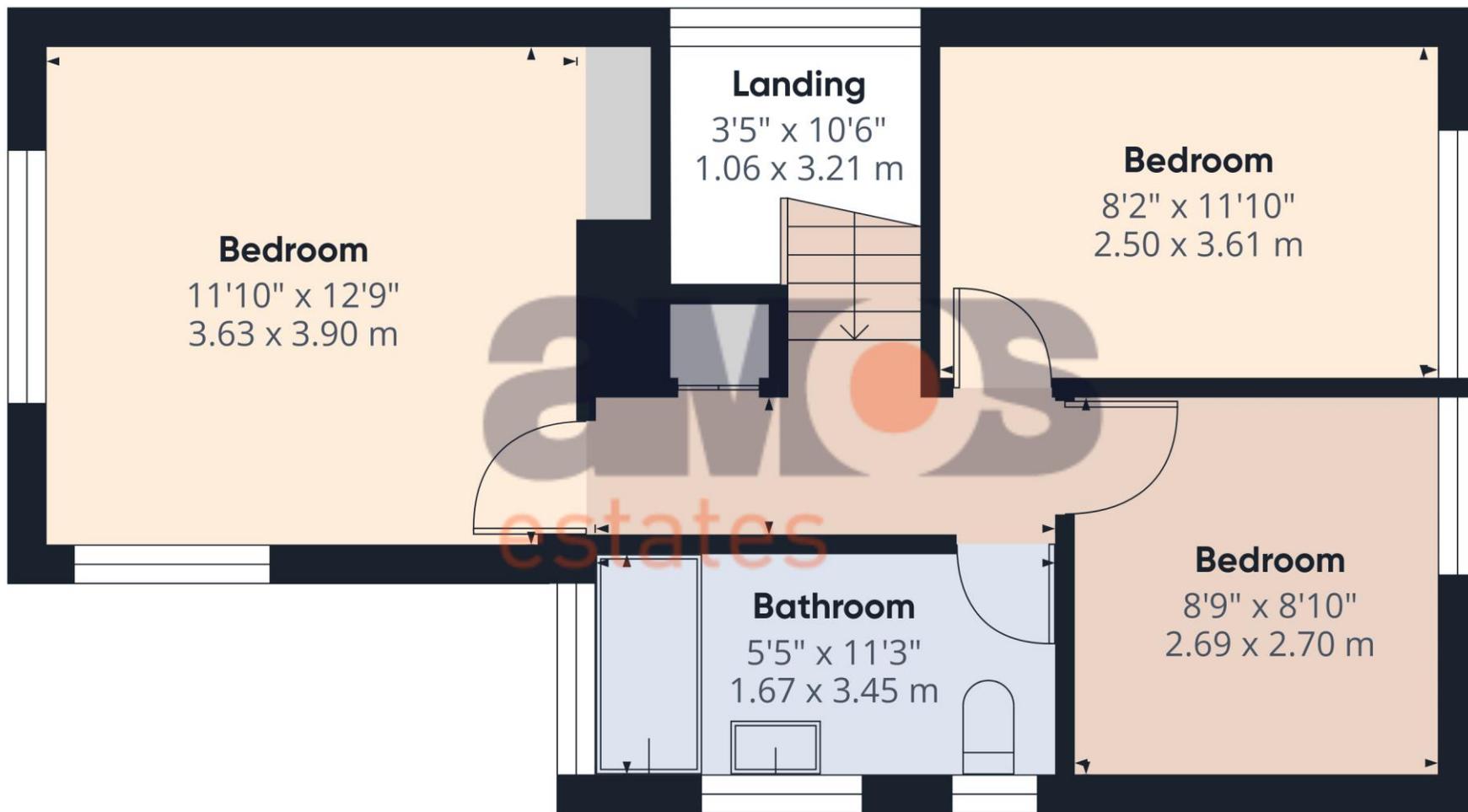




Ground Floor Building 1



**A space to
call home.**



First Floor Building 1



Property Information

- / Attractive Detached Family House
- / Well-presented accommodation throughout
- / Modern kitchen/living space with stylish units
- / Generous living room with wood floor
- / Modern three-piece family bathroom
- / Three Good Size Bedrooms
- / Attractive Rear Garden and Attached Garage
- / Walking distance to train station with fast, direct links to London
- / Council Tax Band: E
- / 932 Sq. Ft in Size

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Entrance Lobby /

5'0 x 4'11

Double glazed entrance door and strip window to front aspect, plastered ceiling, floor covering, storage cupboard, radiator, glazed door leading off:

Hallway /

Plastered ceiling, wood floor, open tread staircase to first floor living accommodation with fitted carpet, understairs storage cupboard, wall mounted heating control, door to kitchen, open access to:

Living Room /

20'4 x 11'10

Double glazed window to front aspect, plastered ceiling, wood floor, fitted wall lights, feature fireplace, two radiators, power points.

Kitchen/Living Area /

17'3 x 12'0

Fitted at both eye and base level in a range of white gloss modern units with working surface over, integrated oven and gas hob with extractor fan above, sink unit with mixer tap and drainer, double glazed window to side and rear aspect, part tiled walls, tiled flooring onto wood floor, double glazed sliding doors to rear garden and adjacent double glazed door from kitchen area, plastered ceiling, space for dining table, radiator, power points.







Landing /

10'6 x 3'5

Double glazed window to side aspect, plastered ceiling, airing cupboard, fitted carpet, loft access, radiator, doors leading off:

Bedroom One /

12'9 x 11'10

Double glazed window to front and side aspect, plastered ceiling, fitted carpet, radiator, power points.

Bedroom Two /

11'10 x 8'2

Double glazed window to rear aspect, plastered ceiling, fitted carpet, radiator, power points.

Bedroom Three /

8'10 x 8'9

Double glazed window to rear aspect, plastered ceiling, fitted carpet, radiator, power points.



Bathroom /

11'3 x 5'5

Three-piece suite comprising of integrated p-shaped bath with mixer tap and fitted shower unit with safety glass shield, wall mounted sink with mixer taps, low level w/c, double glazed windows to front and side aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, radiator, extractor fan.



Rear Garden /

Sun patio to immediate rear of property, laid to lawn area and shingle area, secure fence boundaries, access to integral garage.

Front Garden /

Paved driveway providing parking for vehicles, laid to lawn area, access to integral garage.

Garage /

17'1 x 10'8

Up and over door, power and light fitted, double glazed door to rear garden.

EPC Rating /

Current: Pending