bear
Estate Agents

* £550,000 - £600,000 GUIDE PRICE * PARKING * CLOSE TO HOCKLEY STATION AND HOCKLEY WOODS * PLAYROOM * OFFICE * GARAGE * Bear Estate Agents are pleased to bring to the market this beautifully presented four-bedroom detached family home, ideally located in Hockley, just a short walk from Hockley Station, Hockley Woods and a variety of local amenities. The property has been modernised throughout and offers bright, spacious accommodation that's perfect for family living. There are four well-proportioned bedrooms, along with a separate playroom and a dedicated home office, giving plenty of flexibility for growing families or those working from home. The generous living space is complemented by stylish finishes throughout, creating a home that's ready to move straight into.

A very rare opportunity presents, as this large detached four bedroom house is in a perfect location in Hockley within short walking distance to the highly regarded Westerings school (the school is set in its own woodland) and the home is just moments from all the shops in the village and less than 10 minutes walk from the train station which offers a fast service directly to London. The rear garden is unoverlooked from behind and internally, by moving a small fourth bedroom wall over you can create a four double bedroom property (as the front and rear double bedrooms are unusual large for this priced property). In addition by removing just one wall and rearranging the kitchen cabinets, you can create an impressive open planned kitchen-dining/family space; as large luxury bi-folding doors are already installed. Externally, the property benefits from off-street parking, a garage and a beautifully kept rear garden, providing an ideal space to relax or entertain. Combining a sought-after location with spacious, versatile accommodation, this is a fantastic opportunity to purchase a family home in one of Hockley's most desirable settings.

- Beautiful link detached house
- Garage
- Walk to Hockley Station
- Downstairs WC
- Play room and office
- Four spacious bedrooms
- Off street parking
- Close to Hockley Woods
- Renovated throughout
- Balcony

Woodpond Avenue

Hockley

£550,000

Price Guide

4 2 4 E

Woodpond Avenue

Parking
Parking for three vehicles on a block paved driveway, additional parking in the single garage for a small vehicle, composite front door with double glazed sidelights leading to;

Entrance Hall
6'11 x 5'8
Double glass doors leading to lounge, storage cupboard, access to downstairs WC, skirting and would effect Flooring.

Downstairs WC
5'4 x 5'0
Obscured UPVC double glazed window through the garage, Wall mounted vanity unit with wash basin and chrome mixer tap, low-level WC, floor to ceiling wall tiling and floor tiles.

Lounge
17'1 x 12'0
UPVC double glazed window to front aspect, staircase rising to 1st floor landing, double radiator, skirting, wood affect Flooring and an opening through to the dining room.

Dining room
12'0 x 12'0
UPVC double glazed by folding door doors for direct garden access, double radiator, storage cupboard, skirting and would affect Flooring.

Kitchen
15'2 x 7'0
UPVC double glazed window to rear aspect, shake a style kitchen units both wall mounted and base level comprising; ceramic 1.5 sink with drainer and chrome mixer set into granite effect Worktops, integrated oven with four ring burner electric hob and extractor hood over, space for fridge freezer, space for undercounter dishwasher, space for undercounter washing machine, inbuilt pantry cupboard, secondary inbuilt cupboard, spotlighting, double radiator, skirting, would affect Flooring and a door through to the playroom.

Playroom
14'5 x 8'7
Door through to office as well as a door through to garage, radiator, spotlighting, skirting and wood affect Flooring.

Office
11'0 x 9'1
Obscured UPVC double glazed front door, door through playroom, radiator, spotlighting, power, skirting and wood affect Flooring.

First floor landing
Loft access with pulldown ladder, inbuilt storage cupboard, skirting and carpet.

Master Bedroom
13'7 x 12'1
UPVC double glazed window to front aspect, built-in wardrobes, double radiator, skirting and carpet.

Bedroom Two
13'4 x 11'10
UPVC double glazed window to rear aspect, wardrobe area, double radiator, skirting and carpet.

Bedroom Three
11'11 x 8'9
UPVC double glazed window to front aspect, radiator, skirting and carpet.

Bedroom Four
10'3 x 7'0
UPVC double gazed window to front aspect and a UPVC double glazed door through to the balcony, radiator, skirting and carpet.

First floor WC
6'2 x 2'6
Obscured UPVC double glazed window to side aspect, wall mounted wash basin with chrome mixer tap, low-level WC, floor ceiling wall tiling and floor tiling.

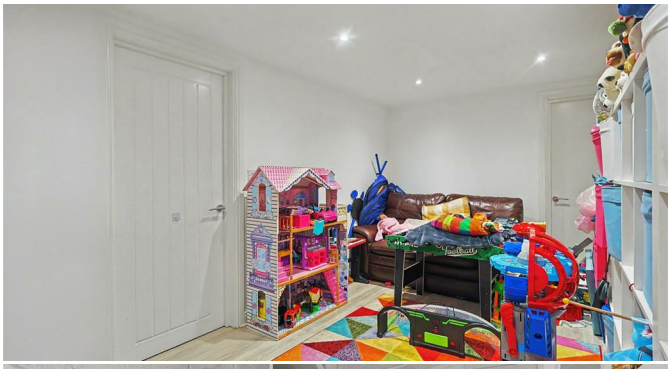
Balcony
Tiled floor with ample space for seating or storage.

Family Bathroom
5'9 x 5'6
Obscured UPVC double glazed window to rear aspect, bath tub with drencher head and secondary shower attachment, vanity unit with wash basin and chrome mixer tap, radiator, floor ceiling wall tiling and floor tiling.

Garden
Commits with a paved patio area with pathway leading to an excluded rear paved seating area, low maintenance artificial lawn, fencing, access to office.

Garage
10'5 x 8'11
Single garage with space for a small vehicle, electric roller shutter door, space for appliances, lighting, power, and a concrete floor.

Approximately 1,500+ sqft.



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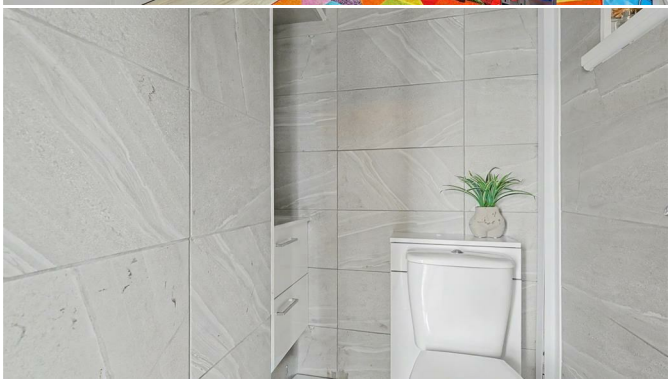
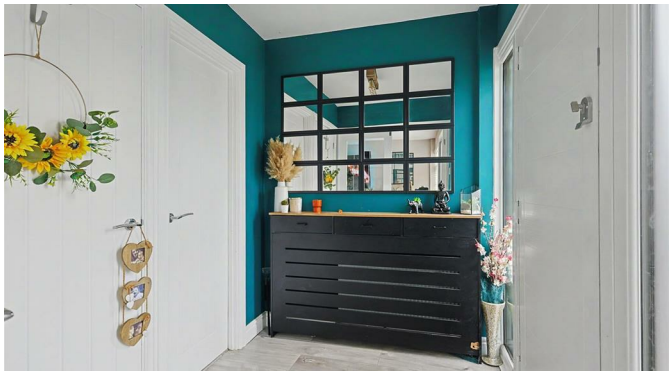
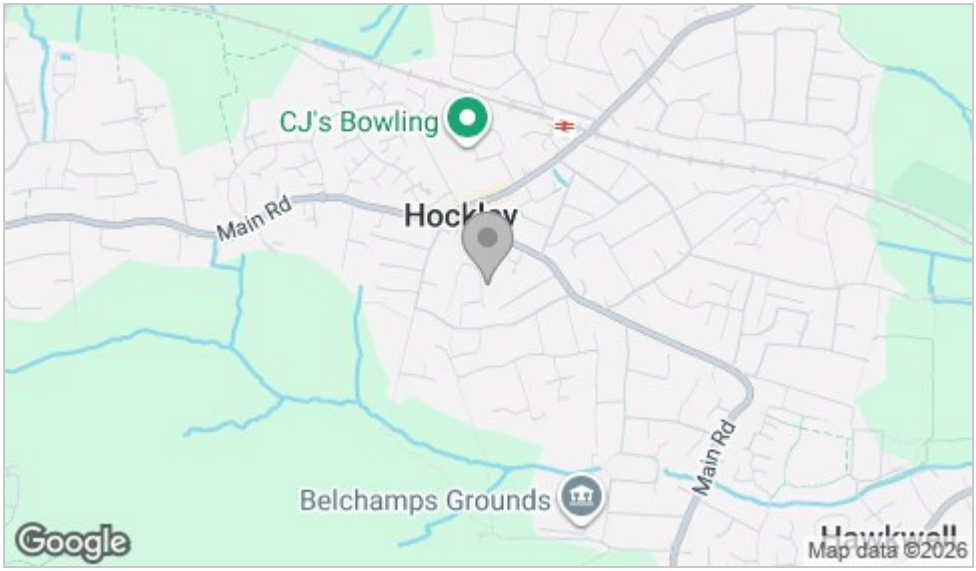
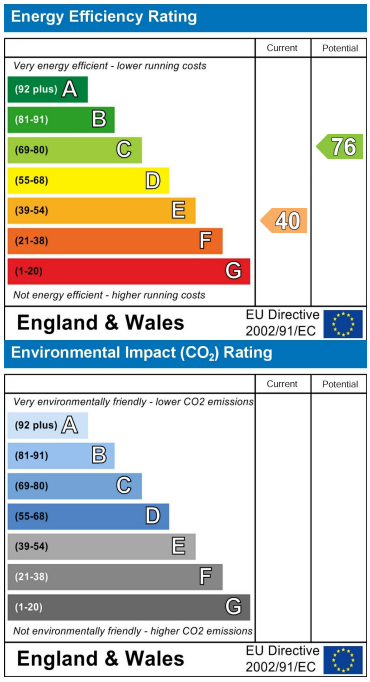



Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

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