



Hillcrest Avenue | Hullbridge | Hockley | SS5 6HD

Guide Price £650,000

bear
Estate Agents

NO ONWARD CHAIN! *Guide Price £650,000 - £675,000*

Bear Estate Agents are delighted to welcome this beautifully modernised five bedroom detached family home, set on a generous plot in the highly sought-after area of Hullbridge.

This modernised property offers spacious and versatile accommodation throughout. The ground floor, set over a split level entrance features two well-presented reception rooms, a modern contemporary kitchen to front, family bathroom and separate cloakroom, a separate study and three bedrooms. Upstairs, you'll find a large family room, along with two additional bedrooms, both benefiting from an en-suite shower room. This layout is perfect for versatile family living as well as multi-generational family life.

Externally, the home enjoys a substantial west-facing rear garden, perfect for outdoor entertaining, while the front boasts a sweeping in-and-out driveway with further parking leading to a garage. Located walking distance away from Hullbridge village and the River Crouch, this area is ideal for families looking for quieter family life; whilst benefiting from being nearby to local amenities and transport routes

Early viewing is highly recommended to fully appreciate the quality, space, and location this exceptional home has to offer.

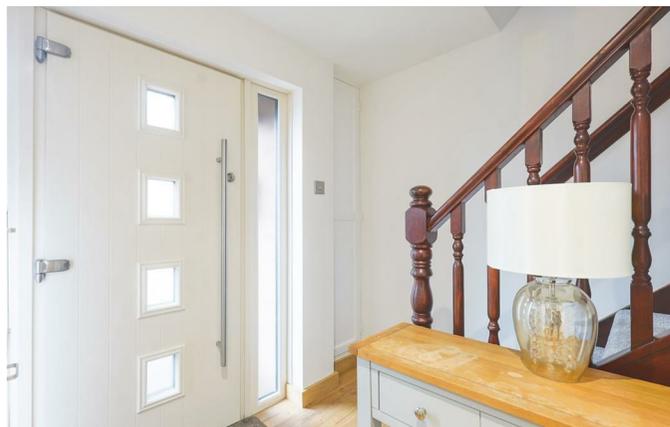
- No Onward Chain
- Modern Detached Five Bedroom House
- In And Our Driveway
- Detached Garage
- West Facing Rear Garden
- Upstairs And Downstairs Accomodation
- Separate Downstairs Study
- Upstairs Reception Area

Entrance Hall

Composite door to front with obscured window surround and wooden flooring throughout. Access to staircase and steps down to lower level. Access to bathroom and cloakroom.

Lounge

16'3 x 13'10 (4.95m x 4.22m)
Spotlights, window to side and bifold doors leading to conservatory, wall mounted radiator and wooden flooring throughout. Bricks around fireplace with log burner. Access to kitchen via upward steps.





Kitchen

16'5 x 12'6 (5.00m x 3.81m)
Spotlights, tiled flooring throughout, wall mounted vertical radiator, triple window to front and single window to side with UPVC door side. Range of wall and floor mounted units with integrated sink and dryer unit. Space for cooker and fridge freezer.

Bedroom Three

13'0 x 11'10 (3.96m x 3.61m)
Spotlights, UPVC French doors to rear with window surround and wooden flooring throughout.

Study

12'1 x 6'11 (3.68m x 2.11m)
Spotlights, triple window to rear, built-in wardrobe/storage units and carpeted throughout.

Ground Floor Bathroom

9'2 x 6'10 (2.79m x 2.08m)
Spotlights, obscured double window to front, integrated storage unit and floor mounted storage units with vanity sink unit. Bath with shower overhead and tiled flooring throughout.

Conservatory

Two wall mounted light fittings with ceiling mounted light fitting. Double glazed window surround with French Doors to side, wall mounted radiator and wooden flooring throughout.

Bedroom Four

11'10 x 9'0 (3.61m x 2.74m)
Ceiling mounted light fitting, double window to rear wall mounted radiator and carpeted throughout.

Bedroom Five

9'5 x 8'5 (2.87m x 2.57m)
Ceiling mounted light fitting, chuckle window to front, wall mounted radiator and carpeted throughout

Games Room/Family Room

19'9 x 18'2 (6.02m x 5.54m)
Spotlights, triple window to rear and jewel aspect window to front, wall mounted radiator, storage via eaves and carpeted throughout. Access to bedrooms one and two.



Bedroom One

18'2 x 10'6 (5.54m x 3.20m)

Spotlights, four aspect windows to front and rear, wall mounted radiator and carpeted throughout. Access to ensuite.

Ensuite

Spotlights, obscured window to side, walk-in shower unit, wash hand basin with storage, low-level WC and tiled splashback with tiled flooring.

Bedroom Two

15'9 x 10'7 (4.80m x 3.23m)

Spotlights, double window to rear, wall mounted radiator and carpeted throughout. Access to walk-in wardrobe, storage room and ensuite.

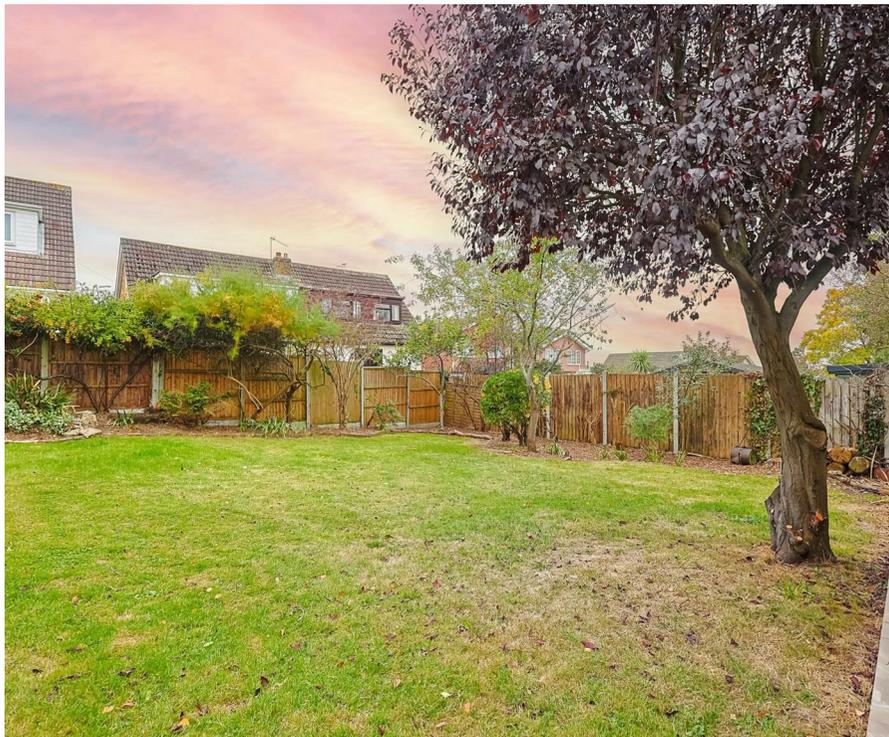
Ensuite

Ceiling mounted light fitting, tiled flooring, heated towel rail, wash hand basin with storage unit, low-level WC and walk-in shower unit.

Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold
Council Tax Band - E





GROUND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 1920 sq.ft. (178.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

11 Main Road
Hockley
Essex
SS5 4QY
01702 416476
hockley@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>