



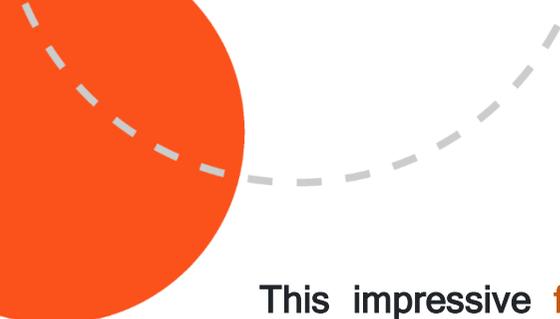
32 Wood Avenue, Hockley, Essex, SS5 5NU

Four Bedroom Detached Home / Guide Price: £775,000 - £800,000 / Tel: 01702 207720

**amos**



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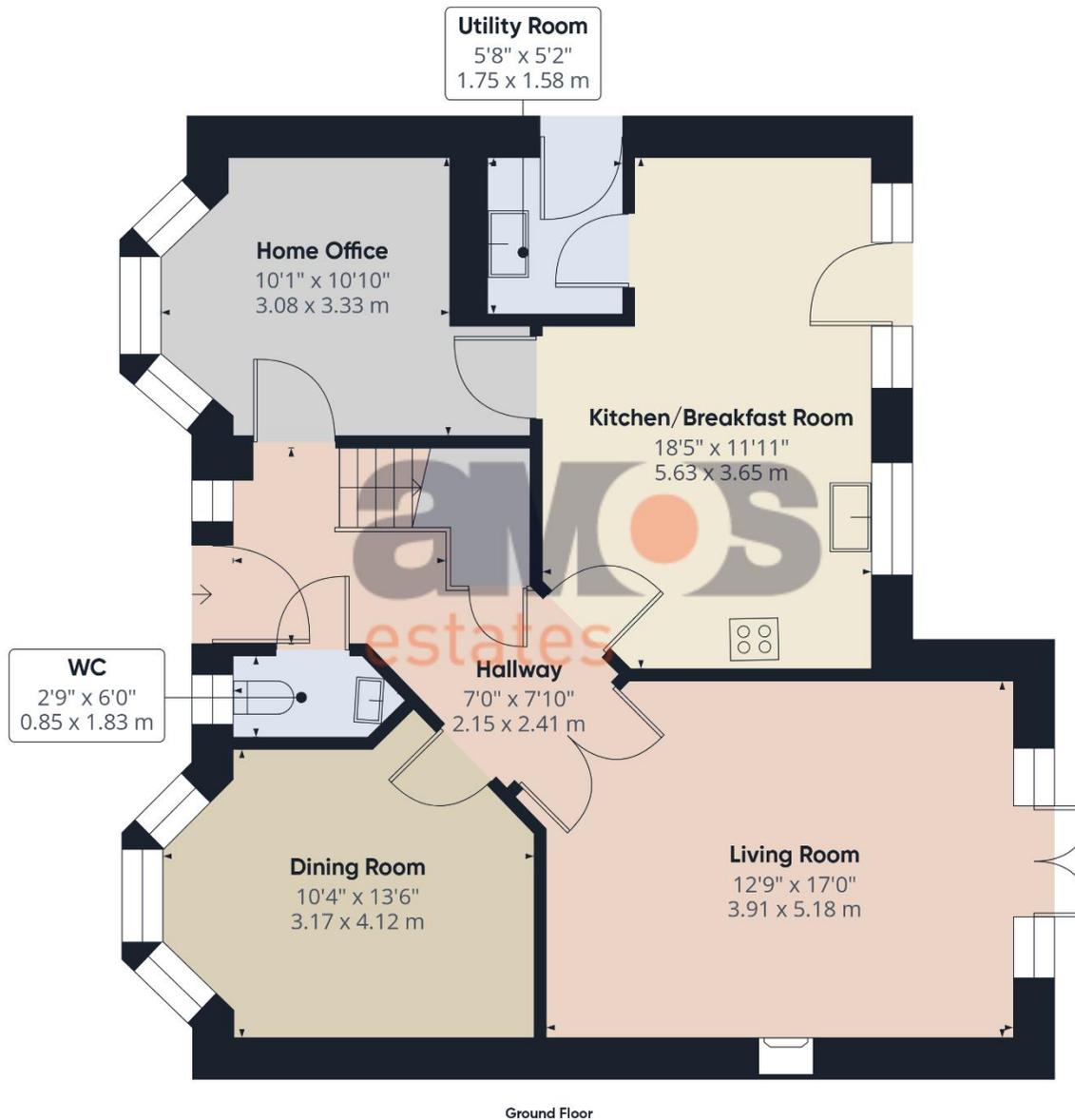


This impressive **four-bedroom** detached home offers generous living space, well-balanced reception rooms, and a thoughtfully designed layout. Upon entering, you are welcomed into the hallway with access to the main reception rooms. To the front, a well-proportioned dining room with a bay window provides an elegant space for entertaining. The living room is positioned to the rear, with direct access to the garden, creating a pleasant connection between indoor and outdoor space. The kitchen is stylishly fitted with integrated appliances and offers ample space for a breakfast table, making it a practical and sociable area of the home. From here, there is convenient access to the utility room and a versatile home office. Upstairs, the property features four well-proportioned bedrooms. The main bedroom benefits from a contemporary four-piece en-suite bathroom, while a modern family bathroom serves the remaining bedrooms. Externally, the rear garden is a generous size and designed for ease of maintenance, featuring a sun patio area and artificial lawn. To the front, the property offers off-road parking and access to a double garage.

Location wise, the house is perfect for families with nearby wooded areas, a short walk down to the train station and the Village shops plus easy access to both Plumberow and Greensward Schools. Check out the **360° virtual tour** and book your viewing today!

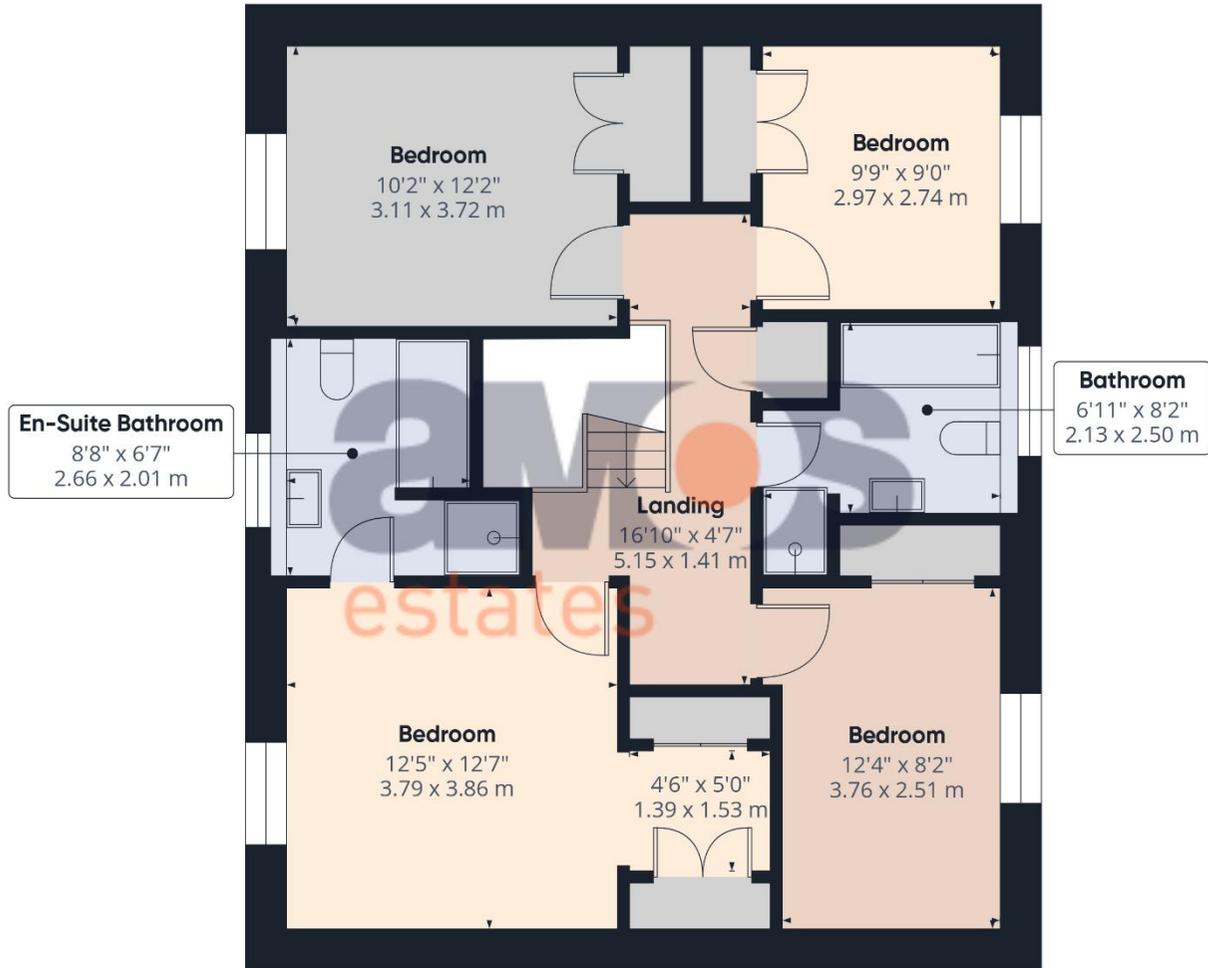
### Find us on





Ground Floor

**A space to  
call home.**



First Floor





## Property Information

- / Four-bedroom detached home
- / Generous and well-balanced living accommodation
- / Bay-fronted dining room
- / Spacious living room with French doors to rear garden
- / Fitted kitchen/breakfast room with integrated appliances
- / Separate utility room & convenient home office
- / Contemporary four-piece family bathroom
- / Ground floor cloakroom, en-suite bathroom & modern family bathroom
- / Generous rear garden with sun patio and artificial lawn
- / Double garage & Driveway
- / Approx 1581 Sq. Ft in Size
- / Council Tax Band: G
- / EPC Rating: Pending
- / 360' Virtual Tour Available



Entrance door to:

### **Entrance Hall /**

7'10 x 7'0

Double glazed window to front aspect, plastered ceiling, wood effect floor covering, staircase to first floor accommodation with fitted carpet and wood balustrade, understairs storage cupboard, radiator, doors leading off.

### **Ground Floor Cloakroom /**

6'0 x 2'9

Two piece suite comprising of pedestal hand wash basin with separate taps, low level w/c, double glazed window to front aspect, plastered ceiling, wood effect floor covering, part tiled walls, radiator.

### **Dining Room /**

13'6 x 10'4

Double glazed bay window to front aspect, plastered and coved ceiling, wood effect floor covering, radiator, power points.

### **Living Room /**

17'0 x 12'9

Double glazed windows to rear aspect and double glazed French doors to rear garden, plastered and coved ceiling, fitted carpet, feature fireplace, radiator, power points.

### **Kitchen/Breakfast Room /**

18'5 x 11'11

Fitted at both eye and base level in a range of units with wood roll working surface over, integrated appliances such as fridge/freezer and dishwasher, space for range style cooker with extractor fan above, 1.5 ceramic sink unit with mixer tap and drainer, double glazed windows to rear aspect and double glazed door to rear garden, plastered and coved ceiling with integrated spotlights, tiled flooring and part tiled walls, space for dining table, wall mounted vertical radiator, power points, door to utility room and door to home office.







## Utility Room /

5'8 x 5'2

Fitted at both eye and base level in a range of units with wood roll working surface over, space for washing machine and tumble dryer, stainless steel sink with mixer tap and drainer, double glazed door providing side access, plastered and coved ceiling, tiled flooring and part tiled walls, radiator, power points.

## Home Office /

10'10 x 10'1

Double glazed bay window to front aspect, plastered and coved ceiling, fitted carpet, access to entrance hall, radiator, power points.

## Galleried Landing /

16'10 x 4'7

Plastered and coved ceiling, fitted carpet, wood balustrade, loft access, storage cupboard, radiator, power points, doors leading off.

## Bedroom One /

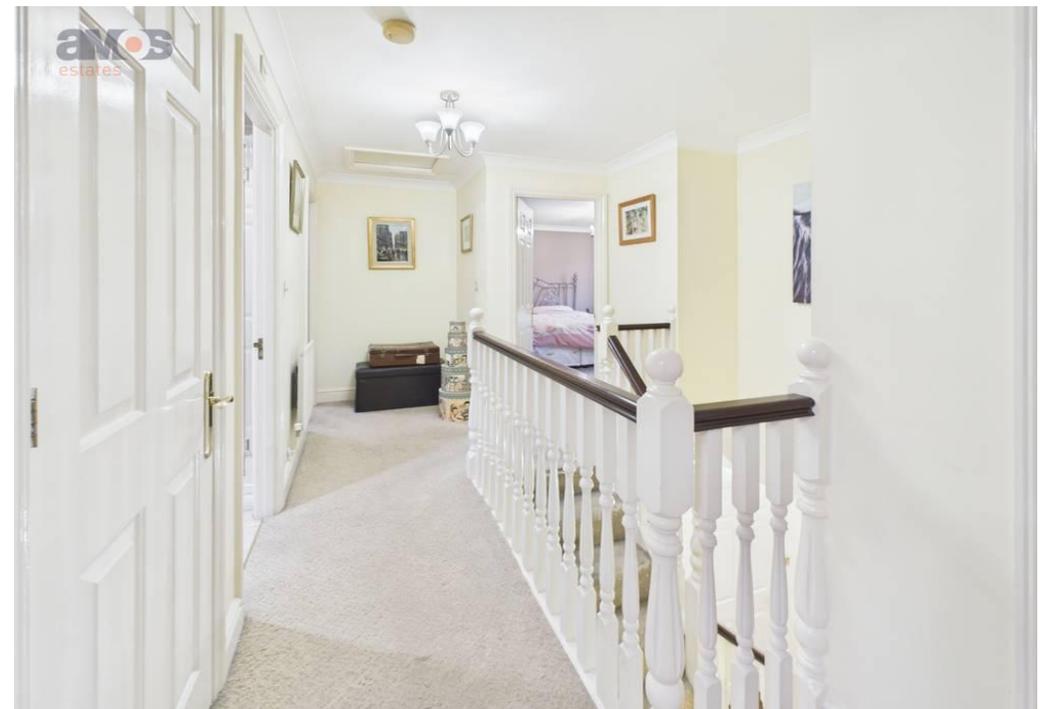
12'7 x 12'5 plus 5'0 x 4'6

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, built in wardrobes, radiator, power points, door to en-suite bathroom:

## En-Suite Bathroom /

8'8 x 6'7

Four piece suite comprising of pedestal hand wash basin with separate taps, integrated bath with mixer tap and handheld shower attachment, shower cubicle with fitted shower unit, low level w/c, double glazed window to front aspect, plastered and coved ceiling with integrated spotlights, tiled flooring and part tiled walls, radiator.





## Bedroom Two /

12'2 x 10'2

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, built in wardrobes, radiator, power points.

## Bedroom Three /

12'4 x 8'2

Double glazed window to rear aspect, plastered and coved ceiling, built in wardrobes, fitted carpet, radiator, power points.

## Bedroom Four /

9'9 x 9'0

Double glazed window to rear aspect, plastered and coved ceiling, fitted carpet, built in wardrobe, radiator, power points.

## Bathroom /

8'2 x 6'11

Four piece suite comprising of integrated bath with mixer tap and handheld shower attachment, shower cubicle with fitted shower unit, wall mounted vanity unit with sink top and mixer tap, low level w/c, double glazed window to side aspect, plastered and coved ceiling with integrated spotlights, tiled flooring and tiled walls, chrome heated towel rail.

## Rear Garden /

Sun patio to immediate rear of property with paved steps to artificial lawn area, mature planting, secure fence boundaries, water tap, gate providing side access, access to detached garage.

## Front Garden /

Block paved driveway providing parking for vehicles, access to double garage.

## Double Garage /

Up and over door.





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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.

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