



Woodpond Avenue | | Hockley | SS5 4PX  
£750,000

**bear**  
*Estate Agents*

Bear Estate Agents are delighted to present this modernised four-bedroom home, offering contemporary open-plan living in a highly sought-after location close to Hockley Woods. The property benefits from off-street parking and a garage, providing both convenience and practicality for modern family life.

At the heart of the home is a stunning open-plan kitchen, diner and lounge area, enhanced by underfloor heating and stylish Amtico flooring throughout, creating a seamless and sociable living space ideal for both everyday living and entertaining. The property has been comprehensively upgraded, including triple glazing throughout and a newly installed heating system, ensuring comfort and energy efficiency. Four well-proportioned bedrooms provide versatile accommodation, with two rooms benefitting from their own ensuite bathrooms, adding a touch of luxury and convenience. This is a fantastic opportunity to acquire a nearly finished home, with only the bathroom, en-suite, and first-floor flooring requiring completion—ideal for those looking to add value or tailor the interiors to their own preferences.

Further enhancing this impressive home are the installed solar panels, operating under a favourable generation-based scheme with an approximate annual return of £800-£900, secured for at least the next 10 years. Combining modern design, high-specification finishes and an excellent location, this property represents a fantastic opportunity to acquire a truly exceptional home.

#### Four Bedroom House

- Beautifully Modernised Throughout
- Garage
- All Double Bedrooms
- Ensuite Bathrooms To Bedroom One And Two
- Stone Throw Away From Hockley Woods
- Balcony
- Off Street Parking
- Under Floor Heating
- Solar Panels

#### Hallway

Composite door with obscured window surround to front. Spotlights, two vertical wall mounted radiators, part feature wooden panelled walls, Amtico flooring, under stairs storage cupboard and access to study, downstairs WC, living room and sitting area.

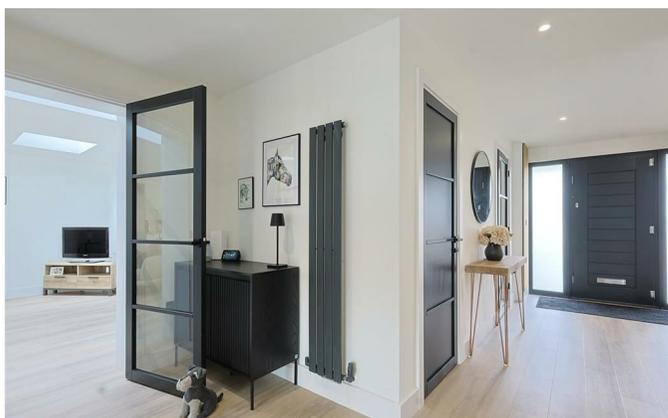
#### Downstairs WC

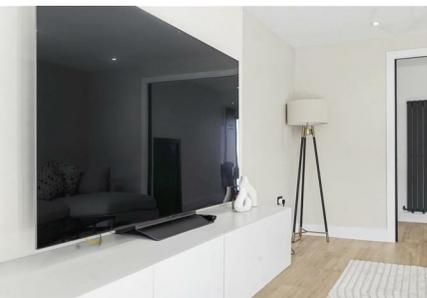
Spotlight, extractor fan, part tiled walls, wash hand basin with storage, low-level WC and Amtico flooring.

#### Study

9'3" x 9'2" (2.82m x 2.79m)

Spotlights, double window to front, wall mounted radiator and Amtico flooring throughout.





### Lounge

13'5 x 18'1 (4.09m x 5.51m)

Accessed via sliding glass panel doors in hallway. Spotlights, French doors with window surround to rear garden, Amtico flooring, underfloor heating throughout, floating media storage cupboard and access to kitchen area.

### Kitchen Area

23'10 x 13'7 (7.26m x 4.14m )

Spotlights with feature ceiling mounted light, two sets of bifold doors to rear garden, Amtico flooring with underfloor heating beneath. Floor mounted units, including stainless steel sink and dryer, integrated oven with space for dishwasher and fridge/freezer.

### Living Area

13'10 x 12'11 (4.22m x 3.94m)

Spotlights, one double skylight and two single skylights, Amtico flooring with underfloor heating beneath. Access to utility room.

### Utility Room

15'4 x 5'1 (4.67m x 1.55m )

Spotlights, feature wooden panelled wall, vertical wall mounted radiator, fitted storage cupboards and floor mounted units with integrated sink and space for washing machine and tumble dryer.

### Landing

Spotlights, windows to both side aspects, integrated storage cupboard, vertical wall mounted radiator, loft hatch and access to bathroom and all bedrooms.

### Bedroom One

20'5 x 13'8 (6.22m x 4.17m)

Spotlights, window to front, wall mounted radiator, fitted wardrobe and dressing area, carpeted and access to rear balcony.

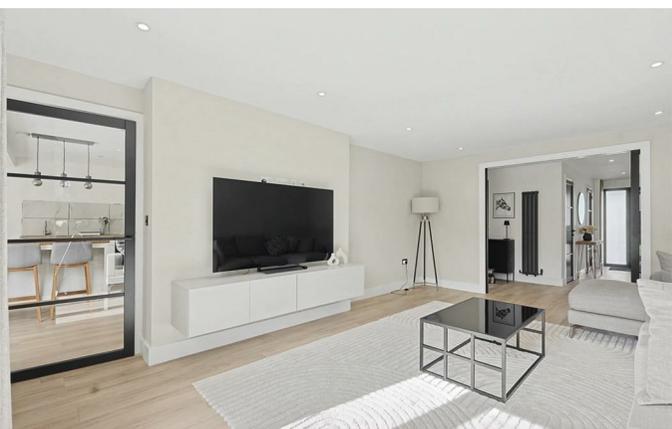
### Ensuite

6'5 x 5'9 (1.96m x 1.75m )

Spotlights, Velux window and wall mounted radiator.

### Balcony

Composite decking area with obscured glass balustrade overlooking rear garden.



## Bedroom Two

9'10 x 13'6 (3.00m x 4.11m )

Spotlights, double window to rear, wall mounted radiator, access to ensuite and carpeted throughout.

## Ensuite

4'2 x 5'9 (1.27m x 1.75m )

Spotlights, obscured window to side, tiled walls, tiled floor, Walk shower unit and wash handbasin with integrated storage.

## Bedroom Three

9'2 x 11'9 (2.79m x 3.58m)

Spotlights, double window to front and window to rear, wall mounted radiator, fitted wardrobe & cupboard and carpeted throughout.

## Bedroom Four

9'5 x 8'2 (2.87m x 2.49m)

Spotlights, double window to front, wall mounted radiator, fitted wardrobe & storage cupboard and carpeted throughout.

## Bathroom

9'0 x 6'6 (2.74m x 1.98m)

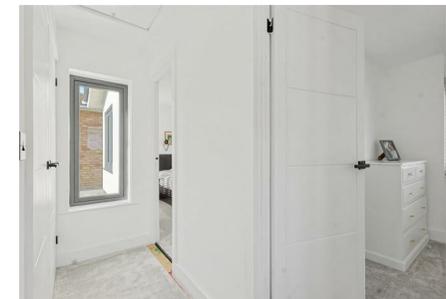
Spotlights, obscured window to side, part tiled walls, wall mounted radiator, bath with shower overhead, wash hand basin, low-level WC and vinyl flooring.

## Garage

Access fire door to rear, utility room and electric roller door to front. Fitted with lighting and power.

## Rear Garden

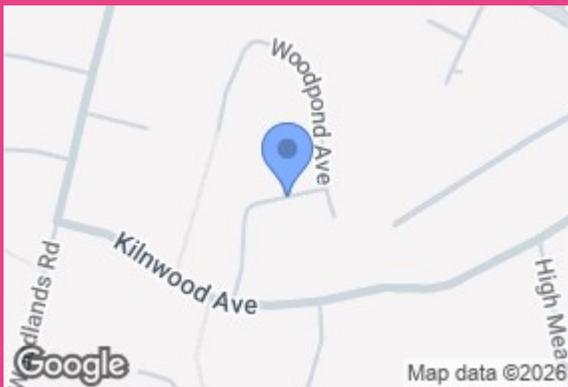
Accessed via French doors in lounge and bifold doors in garden. Shingle patio area leads to steps with remainder later on. Planters to rear and concrete base with wooden shed. Circa 50ft rear garden.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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