



Wood Avenue | | Hockley | SS5 5NU  
Guide Price £875,000 - £900,000

**bear**  
*Estate Agents*

\*Guide Price £850,000 - £900,000\*

Bear Estate Agents are pleased to welcome this impressive four-bedroom detached home, offering generous and well-balanced accommodation ideal for family living.

The property features a large, bright kitchen with ample space for dining, complemented by a separate utility room, a conservatory overlooking the garden, and the added convenience of a downstairs shower room. The spacious downstairs bedroom benefits from its own ensuite bathroom, while the remaining bedrooms are well proportioned and versatile.

Externally, the home truly stands out with a substantial rear garden featuring a large fish pond, perfect for outdoor enjoyment, along with a detached garage and off-street parking secured by electronic double gates. This property boasts significant potential with scope for modernisation and extensions (STPP).

The property is ideally located on the popular road, Wood Avenue, which is still within a short distance to Hockley Station and village amenities. Early viewing is highly recommended to fully appreciate the quality and space this outstanding home has to offer.

- Detached House
- Large Rear Garden With Large Fish Pond
- Detached Garage
- Off Street Parking With Electronic Double Gates
- Bedroom One With Ensuite Bathroom
- Four Bedrooms
- Utility Room
- Conservatory
- Close To Hockley Station And Village
- Downstairs Shower Room

### Hallway

Double composite door with obscured windows and obscured windows surround to front. Three ceiling mounted light fittings, wall mounted radiator and carpeted throughout. Access to storage cupboard, downstairs bathroom, living room, dining room, kitchen bedrooms one and four.

### Lounge

13'2 x 20'1 (4.01m x 6.12m)

Bay window to front, two ceiling mounted light fittings, three wall mounted radiators, electric fireplace with features surround and carpeted throughout. Access to conservatory.





### Dining Room

10'9 x 12'11 (3.28m x 3.94m)

Ceiling mounted light fitting, wall mounted radiator, doors to conservatory and carpeted throughout

### Conservatory

11'4 x 18'9 (3.45m x 5.72m)

Ceiling mounted light fitting, two wall mounted electric radiators, wooden effect flooring throughout and double doors leading to rear garden.

### Kitchen

18'0 x 15'11 (5.49m x 4.85m)

Spotlight, double window to side, wall mounted radiator, splashback wall tiles, wooden effect flooring throughout and double doors leading to rear garden. Range of wall and floor mounted units including recessed sink and drying area, double oven with double gas hob and extractor fan overhead microwave and coffee machine, dishwasher, wine fridge, and space for double freestanding fridge/freezer.

### Utility Room

5'5 x 6'10 (1.65m x 2.08m)

Ceiling mounted light fitting, window to side, part tiled walls and wall mounted radiator. Floor mounted units with single wall mounted unit, including stainless steel sink and dryer and space for washing machine.

### Bedroom Four

9'3 x 12'7 (2.82m x 3.84m)

Ceiling mounted light fitting, two windows to side, built-in storage cupboards and wooden effect flooring throughout.

### Downstairs Shower Room

5'11 x 8'6 (1.80m x 2.59m)

Spotlights, obscured window to side and tiled flooring. Walk-in shower unit, heated towel rail, wash hand basin and low-level WC.

### Bedroom One

17'11 x 18'1 (5.46m x 5.51m)

Two ceiling mounted light fittings, windows to both sides and front, built-in storage cupboards, wall mounted radiator and carpeted throughout.





### Ensuite

10'0 x 11'6 (3.05m x 3.51m )

Spotlights, tiled walls, obscured window to side and tiled flooring. Walking double shower unit, bath with shower attachment, heated tail rail, wash hand basin and low level WC.

### Landing

Ceiling mounted light fitting, wall mounted radiator, storage cupboard with water tank and carpeted throughout. Access to upstairs bathroom, bedroom two and bedroom three.

### Bedroom Two

26'1 x 12'5 (7.95m x 3.78m )

Ceiling mounted light fitting and spotlights, two windows to side, two wall mounted radiators, two double fitted storage cupboards and wooden effect flooring throughout.

### Bedroom Three

19'6 x 13'10 (5.94m x 4.22m)

Ceiling mounted light fitting, two windows to front, two wall mounted radiators, two fitted storage cupboards and wooden effect flooring throughout.

### Upstairs Bathroom

12'6 x 7'8 (3.81m x 2.34m )

Spotlights, obscured window to side, wall mounted radiator and tiled flooring throughout. Shower unit, separate bath, wash hand basin and low-level WC.

### Rear Garden

Accessed via kitchen, utility room or conservatory. Side access on both sides from the front. Decking area with glass panel railing leads to lawn and separate decking area. Circa 150 feet lawn area with double length fish ponds to bottom.

### Frontage

Electronic double gates with brick wall with iron railings to front. Block paved drive for multiple vehicles. Access to double length detached garage with up and over door to front.

### Garage

Detached garage to site. Fitted with lighting and power, with workbench area to rear.

### 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.







GROUND FLOOR  
1318 sq.ft. (122.4 sq.m.) approx.



1ST FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 2021 sq.ft. (187.7 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			
(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	

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