



Kilnwood Avenue | Hockley | SS5 4PR
Guide Price £600,000

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Estate Agents

Unexpectedly Back To Market! *Guide Price £600,000 - £625,000*

This splendid detached house offers a perfect blend of comfort and modern living. With four generously sized double bedrooms, including a primary suite complete with an ensuite bathroom, this home is ideal for families seeking space and privacy.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The open-plan kitchen is a delightful feature, seamlessly connecting to the living areas, making it perfect for family gatherings and social occasions. Additionally, a well-equipped utility room adds to the practicality of the home.

Outside, the beautifully landscaped garden is a true highlight, offering a serene escape from the hustle and bustle of daily life. The charming summerhouse provides an excellent spot for leisure or hobbies, enhancing the outdoor experience.

For those with vehicles, the property includes parking for up to four cars, ensuring convenience for residents and visitors alike. The side access to the house further adds to its appeal, making it easy to navigate the outdoor space.

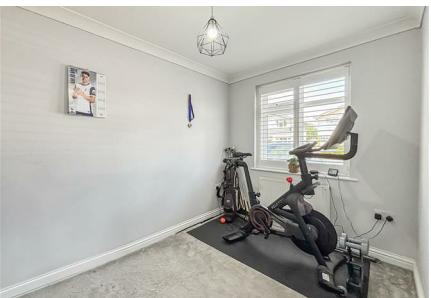
This exceptional home on Kilnwood Avenue is not just a property; it is a lifestyle choice, offering comfort, elegance, and a welcoming atmosphere. With its prime location and impressive features, it is a must-see for anyone looking to settle in Hockley.

- Detached house
- Utility Room
- Open Plan Kitchen Diner
- Office
- Off Street Parking
- Four Bedroom
- Primary Bedroom With Ensuite
- Side Access
- Summer House
- Must View!

Entrance Hall

Smooth ceiling with centre ceiling light, UPVC double glazed window to the side aspect, wall mounted radiator, power points, stairs to first floor accommodation and Karndean flooring.





Lounge

14'2 x 12'3 (4.32m x 3.73m)
Wall mounted lighting, double glazed bay windows to the front with fitted blinds, wall mounted radiator, power points, feature stone fireplace with inset gas wood burning effect stove and carpeted flooring throughout.

Office

7'4 x 7'3 (2.24m x 2.21m)
UPVC double glazed window to the front with fitted blinds, wall mounted radiator and power points.

Open Plan Kitchen Diner

17'5 x 12'5 (5.31m x 3.78m)
Smooth ceiling with centre ceiling lights, double glazed window to the rear and double glazed French doors to the rear, eye and base level units, sink with drainer board, integrated oven, gas hob, dishwasher, extractor fan, central island with granite work surface, tiled flooring throughout and access to the utility room.

Utility Room

12'1 x 6'6 (3.68m x 1.98m)
Smooth ceiling with inset spotlights, eye and base level units with space for washer dryer, integrated fridge freezer, granite worktops, sink, tiled flooring, wall mounted radiator and double glazed door accessing the rear garden.

First Floor Landing

UPVC double glazed window to the side aspect, access to the loft space and access to all bedrooms and family bathroom.

Bedroom One

12'8 x 12'0 (3.86m x 3.66m)
Smooth ceiling with centre ceiling light, double glazed window to the front and side aspect, wall mounted radiator, power points, fitted wardrobe space, matching bedside cabinets, carpeted flooring throughout and access to the ensuite.



Ensuite

Smooth ceiling with inset spotlights, tiled walls surround, vanity sink unit, corner shower unit with rainfall shower head, extractor fan and tiled flooring.

Bedroom Two

12'9 x 8'2 (3.89m x 2.49m)

Smooth ceiling with centre ceiling light, double glazed window to the front aspect, wall mounted radiator, power points, fitted wardrobe storage space and carpeted flooring throughout.

Bedroom Three

12'0 x 8'2 (3.66m x 2.49m)

Smooth ceiling with centre ceiling light, double glazed window to the rear aspect, fitted wardrobe storage, wall mounted radiator and carpeted flooring.

Bedroom Four

9'0 x 9'8 (2.74m x 2.95m)

Smooth ceiling with centre ceiling light, double glazed window to the rear, wall mounted radiator, power points and carpeted flooring throughout.

Family Bathroom

Smooth ceiling with inset spotlights, extractor fan, obscure double glazed window to the rear aspect, tiled walls surround, bath, WC, vanity sink unit, corner shower unit with rainfall shower head and tiled flooring.

Summer House

16'9 x 9'0 (5.11m x 2.74m)

French doors to the rear, power points and laminate flooring throughout.

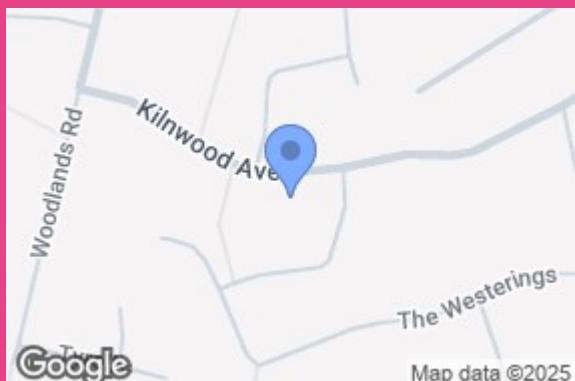
Agents Notes

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

KITCHEN/DINER 17'5" x 12'5" 5.3m x 3.8m

UTILITY ROOM 12'1" x 8'6" 3.7m x 2.0m

LOUNGE 14'2" x 12'3" 4.3m x 3.7m

OFFICE 7'4" x 7'3" 2.2m x 2.2m

ENTRANCE HALL

STORAGE

WC

UP

GROUND FLOOR

1ST FLOOR

BEDROOM 4 9'8" x 9'0" 3.0m x 2.7m

BEDROOM 3 12'0" x 8'2" 3.7m x 2.5m

BEDROOM 2 12'9" x 8'0" 3.9m x 2.4m

BEDROOM 1 12'8" x 12'0" 3.9m x 3.7m

BATHROOM

WARDROBE

STORAGE

LANDING

ENSUITE 5'4" x 3'10" 1.6m x 1.2m

DOWN

ARDROBE

ARDROBE

ARDROBE

ARDROBE

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 (A2 plus)	A	83
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	
(F21-38)	F	
(G1-20)	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>