



Windermere Avenue | Hullbridge | Hockley | SS5 6JT

Offers In The Region Of £650,000

bear
Estate Agents

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Welcome to Windermere Avenue, a charming property located in the picturesque village of Hullbridge, Hockley. This stunning house boasts four reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms, there is plenty of room for the whole family to unwind and enjoy a peaceful night's sleep.

The property features three bathrooms, ensuring convenience and comfort for all residents. Whether you prefer a quick shower in the morning or a long soak in the tub after a busy day, you'll find the perfect retreat in this lovely home.

Situated in a desirable neighbourhood, this house offers a perfect blend of tranquillity and convenience. Windermere Avenue is known for its friendly community atmosphere and easy access to local amenities, making it an ideal location for families and professionals alike.

Don't miss the opportunity to make this house your home. With its spacious layout, modern amenities, and prime location, Windermere Avenue is truly a gem waiting to be discovered. Book a viewing today and experience the beauty and comfort this property has to offer.

- Large garden
- Modern interior
- Ensuite to master bedroom
- Short walk to local shops, school & the River Crouch
- Four double bedrooms
- Off street parking
- Sought after location
- Council Tax Band: E. EPC Rating: tbc

Hallway

Solid wood flooring throughout, smooth ceilings with coving to ceiling edge, radiator and power points.





Kitchen

17'10x9'2 (5.44mx2.79m)

Double glazed window to the front aspect, range of modern eye and base level shaker style units, granite work surfaces, inset sink with draining board, integrated eye level twin electric ovens, induction hob with Granite splash back and stainless steel extractor above, integrated dish washer, storage cupboard, tiled floors throughout, smooth ceilings with inset spotlights and power points.

Conservatory

10'10" x 10'3" (3.30m x 3.12m)

Double glazed windows to all aspects, solid wood flooring, french doors leading into the rear garden and a radiator.

Lounge/Dining Room

20'9" x 16'11" (6.32m x 5.16m)

Two double glazed windows to the side aspect, double glazed window to the rear aspect, door into the Utility Room, double glazed French doors with full height adjacent windows, providing access to Conservatory, feature stone fireplace with inset fire, solid wood flooring, smooth ceilings with coving to ceiling edge and radiators.

Utility

6'1" x 6 (1.85m x 1.83m)

Double glazed door providing access to the side, modern Shaker style eye and base level units, granite effect rolltop work surfaces, inset stainless steel sink drainer unit, space for appliances and storage.

WC

Obscure double glazed window to the side aspect, WC with low level cistern, inset wash hand basin with vanity sink unit, tiled floor, smooth ceilings with coving to ceiling edge and inset spotlights and a chrome heated towel rail.

Playroom

16'1" x 8'0" (4.90m x 2.44m)

Double glazed window to the front aspect, custom built-in storage cupboard, solid wood flooring throughout, smooth ceilings with coving to ceiling edge and inset spotlights.

Landing

Double glazed window to the side aspect and an airing cupboard.



Bedroom One

15' x 11'9" (4.57m x 3.58m)

Double glazed window to the rear aspect, smooth ceilings with coving to ceiling edge, carpeted throughout, power points, radiator and access into the ensuite.

Ensuite

Obscure double glazed window to the side aspect, WC with low level cistern, pedestal sink, double walk-in fully tiled shower cubicle with thermostatic shower and waterfall shower head, wood effect flooring, partially tiled walls, smooth ceilings with coving to ceiling edge, inset spotlights and a heated towel rail.

Bedroom Two

12'0" x 11'6" (3.66m x 3.51m)

Two double glazed windows to the front aspect, integrated wardrobes with mirrored doors, smooth ceilings with coving to ceiling edge and a radiator.

Bedroom Three

17'4" x 9 (5.28m x 2.74m)

Double glazed window to the rear aspect, wood effect flooring, smooth ceilings with coving to ceiling edge and radiator.

Bedroom Four

14'8" x 9'1" (4.47m x 2.77m)

Double glazed bay window to the front aspect, smooth ceilings with coving to ceiling edge and radiators.

Family Bathroom

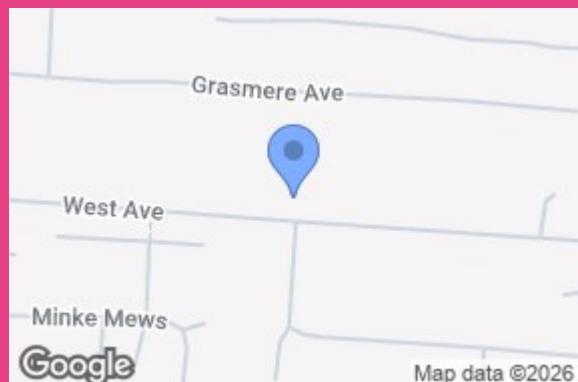
Obscure double glazed window to the side aspect, WC with low level cistern, pedestal sink, free standing roll top bath with chrome claw feet and central taps with telephone handset shower attachment, double walk-in shower cubicle with thermostatic shower and waterfall shower head, wood effect flooring, partially tiled walls, smooth ceilings with coving to ceiling edge, inset spotlights and a chrome heated towel rail.

Garden

70 (21.34m)

The rear garden commences with patio leading to laid lawn area, mature flowers and shrubs, pea shingle play area to the rear with bar and log cabin, with power and lighting, gate to the side providing access to the front.





GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.

1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.

GROUND FLOOR: LOUNGE/DINER (20'9" x 16'11"), CONSERVATORY (10'10" x 10'3"), KITCHEN/BREAKFAST ROOM (12'10" x 9'2"), UTILITY ROOM (6'1" x 6'0"), WC (8'0" x 3'8"), PLAYROOM (16'1" x 8'0"), and an ENTRANCE HALL. Dimensions: 6.3m x 5.2m, 3.3m x 3.1m, 3.9m x 2.8m, 1.9m x 1.8m, 2.4m x 1.1m, 4.9m x 2.4m, and 1.9m x 1.8m respectively.

1ST FLOOR: PRIMARY BEDROOM (15'0" x 11'9"), BEDROOM 2 (12'0" x 11'6"), BEDROOM 3 (17'4" x 9'0"), BATHROOM (13'4" x 9'0"), and an ENSUITE (8'8" x 4'1"). Dimensions: 4.6m x 3.6m, 3.7m x 3.5m, 5.3m x 2.7m, 4.1m x 2.7m, and 2.6m x 1.2m respectively. There is also a STORAG area.

ENERGY EFFICIENCY RATING:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus)	A		85
(B1-91)	B		
(C6-80)	C		
(D5-68)	D		
(E3-54)	E		
(F21-38)	F		
(G1-20)	G		
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

TOTAL FLOOR AREA: 1693 sq.ft. (157.3 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 mistake made. These plans are for illustrative purposes only and do not form part of any legal description or conveyance. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plans with Mendox 6/2022

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