

Elm Lodge, Pooles Lane, Hullbridge, Hockley, Essex, SS5 6PU  
Guide Price £650,000

**bear**  
Estate Agents



Bear Estate Agents are pleased to bring to the market this unique six bedroom detached property in Hullbridge's most sought after location, overlooking open farmland from the front and the picturesque River Crouch to the rear. Internally there are 5 to 6 bedrooms, four reception rooms, office, guest WC, main bathroom and plenty of storage. Externally there is a purpose built annex/pool house which offers fantastic scope for conversion to a self contained annex. To truly believe the size and versatility of this property viewings in person are highly advised.

## Frontage

The property is approached by a independent gravel in and out driveway with steps up leading into the main entrance hall, short walk to a local river and local amenities. Frontage has parking for nine/ten vehicles, side access, covered storm porch, external lighting, steps into a hallway.

## Hallway

Hallway has coconut matting throughout, high ceilings, central ceiling light, open archway leading into the inner hallway.

## Inner Hallway

21'5 x 6'10

High ceilings with coving to ceiling edge, doors to potential bedrooms/reception rooms, lounge, office, bathroom and an open plan kitchen/diner, wooden floors through-out, potential for built in storage, power points, radiator, overhead storage, stairs to first floor landing.

## Bedroom Two/ Front Reception Room

13'6 x 11'11

Double glazed bay window to the front aspect, high ceilings with coving to ceiling edge, radiator, plenty of power points, carpeting throughout, potential for more recess storage, floor to ceiling built in storage.

## Bedroom Three/Front Reception Room

13'7 x 12'0

High ceilings with coving to ceiling edge, plenty of power points, large bay window to the front aspect, radiator, carpeting throughout, two large custom built storage cupboards, potential for more storage.

## Office

12'0 x 9'11

High ceilings with coving to ceiling edge, double glazed bay window to the side aspect, carpet to flooring throughout, potential for built in storage, plenty of power points, radiator, this room makes a perfect office/sitting room.

## Main Lounge

19'8 x 12'0

Large open room with double glazed french doors leading out onto the patio, further double glazed windows overlooking the garden, radiator, central classic feature fireplace with stones around, space for an electric fire, wall panelling throughout, wall mounted lighting, two central ceiling lights, av points.

## Downstairs Main Bathroom

8'5 x 5'8

Half tiled walls throughout, tiled floors, obscured double glazed window to the rear, wall mounted mirror, recess storage, wall mounted heated towel rail, free standing claw bath, classic pedestal sink with hot and cold taps, smooth ceilings with inset spotlights.

## Open Plan Kitchen/Diner

This room has been heavily extended to the side providing a bright and open kitchen space, kitchen comprises a range of modern white shaker style top and base units with rolled top worksurfaces, space for a dishwasher, space for a washer dryer, inbuilt composite sink with two lever taps, double glazed windows to the front aspect with views across the fields, high ceilings with coving to ceiling edge, this room houses the boiler, built in NEFF double oven and storage tray below, four ring gas hob, extractor fan, breakfast bar, tiled splashbacks, open archway which takes you into the dining area.

## Dining Area

24'3 x 12'11

Space for a large 8 seater dining room table, recess with potential for built in storage, coving to ceiling edge with two central ceiling light, french doors onto the high quality area patio and garden.

## Annexe

35'0 x 18'6

Two double glazed sliding doors onto the garden patio, large double glazed windows overlooking the garden, external pool lighting, access to: Pool consists of fitted pool & lining, seating area, shower room, guest toilet, storage room, two changing rooms. Fully heated with two large radiators, smooth ceilings with inset spotlights, extractor system, plenty of space for storage and seating, vinyl waterproof floors throughout, large loft space.

## Guest W/C - Annexe

4'9 x 3'2

Double glazed windows to the front, dual-flush w.c, vinyl waterproof floors throughout, pedestal sink, radiator.

## Storage Room One - Annexe

5'0 x 4'7

Potential for built in storage, lighting, vinyl floors.

## Storage Room Two Annexe

7'2 x 6'6

Potential for built in storage, lighting, vinyl floors.

## First Floor Landing

16'10 x 8'7

Loft access, doors to:

## Upstairs Bathroom

8'6 x 6'2

Double glazed window to the rear with views across the river, tiled walls around, radiator, pedestal sink with hot and cold taps, carpet, wall mounted w/c, lighting, potential for a shower.

## Bedroom One

23'8 x 9'8

Storage area and a dressing area, views across Hullbridge, double glazed windows to the front aspect, radiator, smooth ceilings with central ceiling light, arch leading into the dresser area.

## Bedroom Six

9'9 x 9'3

Large eves storage cupboards, double glazed windows to the rear with views across Hullbridge, bespoke floor to ceiling storage, smooth ceilings, plenty of power points.

## Bedroom Five

12'6 x 8'1

Double glazed windows to the rear aspect with views across the fields, potential for more built in storage, storage to one wall, power points, radiator, carpet throughout, central ceiling light.





### **Bedroom Four**

9'9 x 8'9

Double glazed windows to the front aspect with views across the fields, storage to one wall, carpet throughout, plenty of power points, access to a large eaves storage cupboard, central ceiling light, radiator.

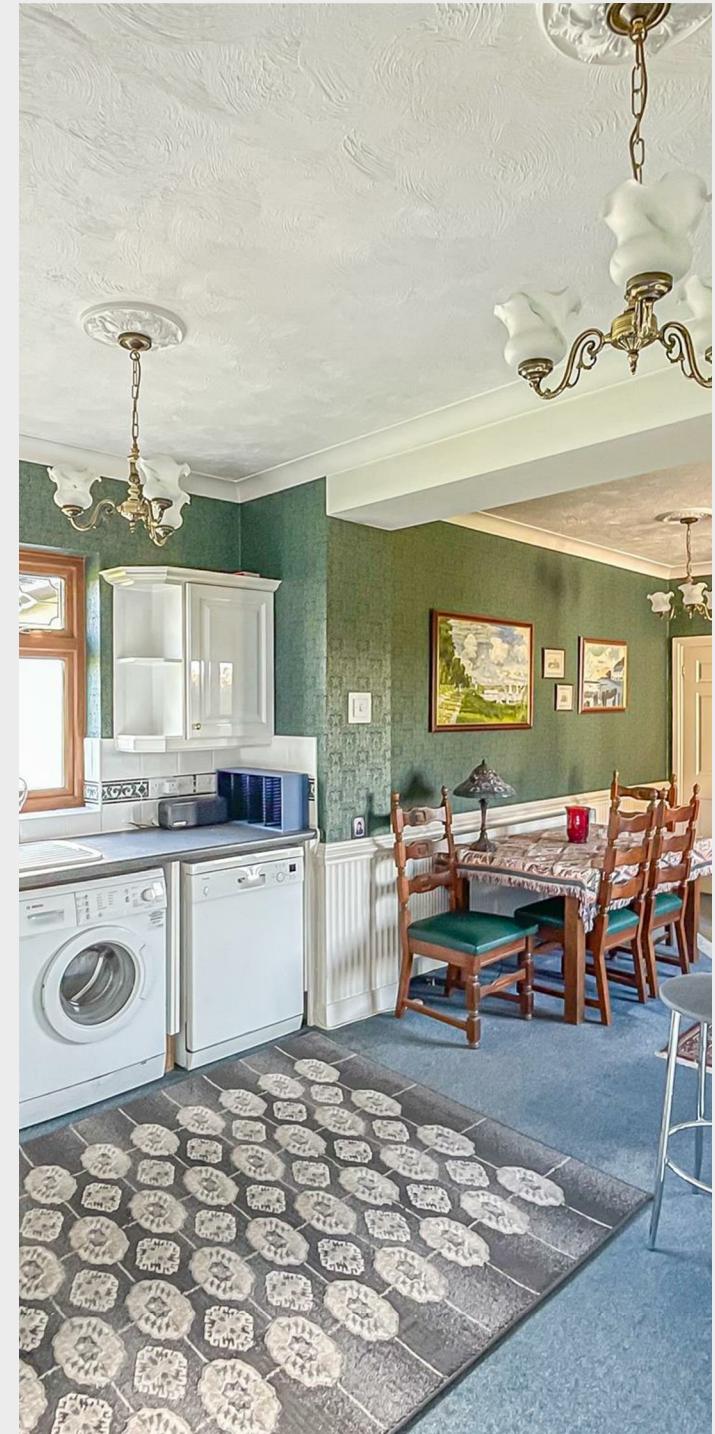
### **Rear Garden**

High quality slab patio to the rear, access to the front, large purpose built storage sideway, external lighting, external power, high hedge boarders, providing privacy, garden is completely un-overlooked, garden is mostly laid to lawn which provides access into the potential annex building.

### **Agents Note**

EPC : D

Council Tax : D





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	83	
(81-91) B		
(69-80) C	65	
(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	