

Etheldore Avenue, Hockley SS5 5PA



£795,000

Situated on the exclusive Etheldore development and in a private position is this stunning and luxurious four bedroom detached family home, improved by the current owners to an extremely high specification throughout and benefiting from having luxury, custom-made kitchen/breakfast room, imperial en-suites and bathroom, recently landscaped rear garden, double detached garage and own driveway. Walking distance to all local amenities - local shops, schools, mainline railway station and woods.

Viewing highly recommended. EPC Rating: tbc.

Our Ref 15869

Directions: Proceeding from the Spa roundabout in the centre of Hockley, take the Spa Road sign posted Ashingdon. Continue through the village and take the immediate left under the railway bridge into Plumberow Avenue. Continue along this road for some distance turning right into Etheldore Avenue.



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via composite double glazed entrance door to

ENTRANCE PORCH/LOBBY

Double opening French doors to Hallway. Door to Study.



STUDY/PLAYROOM 10' 11" x 10' 10" (3.33m x 3.3m)

Double glazed sash bay window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Coving to plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Low level WC. Pedestal wash hand basin with chrome mixer tap and tiled splash back. Wood effect flooring. Plastered ceiling. Contemporary heated towel rail.

LOUNGE 21' 7" x 13' 6" (6.58m x 4.11m)

Double glazed sash bay window to the front aspect. Feature fireplace with inset fire. Coving to plastered ceiling. Radiator.



L SHAPED KITCHEN/BREAKFAST ROOM 17' 10" max x 17' 7" (5.44m x 5.36m)

Double glazed window to the side aspect. Double glazed French doors providing access to rear garden. Thoughtfully designed and recently fitted luxury, custom hand-made solid wood base and eye level Farrow & Ball finished contrasting units creating bespoke storage. White Granite 30mm thick work surfaces. Inset Butler sink with chrome mixer tap and Granite drainer. Space for free-standing Range cooker with tiled splash back and feature fitted extractor canopy. Integrated dish washer. Housing for American style fridge/freezer. White Granite 30mm thick breakfast bar. Tiled floor with under floor heating. Coving to plastered ceiling. Inset spot lights. Door to





UTILITY ROOM 6' 6" x 5' 9" (1.98m x 1.75m)

Double glazed door providing access to side. Custom hand-made solid wood base and eye level Farrow & Ball finished contrasting units. Solid Oak work surfaces with matching up-stand. Inset Butler sink with chrome mixer tap. Space and plumbing for appliances. Wall mounted boiler. Tiled floor.



DINING ROOM 14' 6" x 13' 6" (4.42m x 4.11m)

Double opening French doors from Kitchen/Breakfast room. Double glazed windows to rear aspect. Double opening French doors providing access to rear garden. Coving to plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION

SPACIOUS LANDING

Airing cupboard. Coving to plastered ceiling. Radiator.



BEDROOM ONE 13' 8" x 13' 6" (4.17m x 4.11m)

Double glazed window to the front aspect. Coving to plastered ceiling. Radiator. Door to Dressing Room. Door to En Suite.



DRESSING ROOM

Double glazed window to the side aspect. Built-in wardrobes. Coving to plastered ceiling. Inset spot lights. Radiator.



BEDROOM TWO 13' 8" x 11' 11" (4.17m x 3.63m)

Double glazed window to the rear aspect. Built-in double door wardrobe. Coving to plastered ceiling. Radiator.



LUXURY EN SUITE (RECENTLY FITTED) 10' x 7' 7" (3.05m x 2.31m)

Obscure double glazed window to the front aspect. Low level WC. 'His & Hers' Imperial wash hand basins with chrome stand and glass shelving. Double walk-in shower cubicle with chrome shower head and wall-mounted chrome mixer taps. Tiled floor with under floor heating. Tiled walls. Coving to plastered ceiling. Inset spot lights. Chrome heated towel radiator.



BEDROOM THREE 13' 1" x 11' 7" (3.99m x 3.53m)

Double glazed window to the rear aspect. Built-in double door wardrobe. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 13' 6" x 8' 7" (4.11m x 2.62m)

Double glazed window to the front aspect. Built-in double door storage cupboard. Coving to plastered ceiling. Radiator.



'JACK & JILL' EN SUITE

Obscure double glazed window to the side aspect. Low level WC. Imperial pedestal wash hand basin with chrome mixer tap. Tiled shower cubicle with chrome shower head, shower attachment and mixer tap. Tiled floor with under floor heating. Part tiled walls. Chrome heated towel radiator. Door to Bedroom Four.



FAMILY BATHROOM

Obscure double glazed window to the rear aspect. Low level WC. Imperial pedestal wash hand basin with chrome taps. Cast iron, free standing roll top (paintable) bath (currently finished with Farrow & Ball paint) with chrome mixer tap and telephone hand-set shower attachment. Tiled floor with under floor heating. Part tiled walls. Plastered ceiling.



EXTERIOR

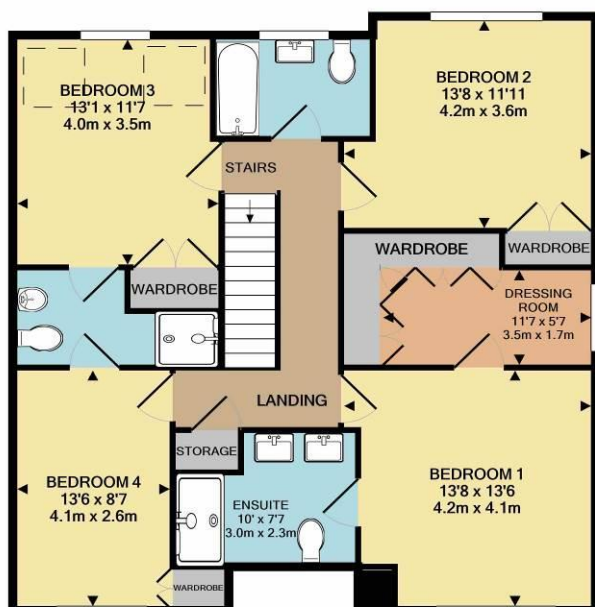
The **LANDSCAPED REAR GARDEN** has recently laid polished Sandstone patio providing space for table and chairs. Retaining brick wall. Steps up to laid lawn. Selection of mature flowers and shrubs to borders. **SUMMERHOUSE** to remain.



The **FRONT** has own block paved driveway providing off-street parking for several vehicles which in turn leads to **DETACHED DOUBLE GARAGE 23' 5" x 17' 8" (7.14m x 5.38m)** with two up and over doors, power and light, personal door to rear garden.



GROUND FLOOR
APPROX. FLOOR
AREA 1446 SQ.FT.
(134.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 995 SQ.FT.
(92.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2440 SQ.FT. (226.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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