

## Etheldore Avenue, Hockley SS5 5PA



£775,000

Situated in the very much sought after semi-rural countryside development within Hockley and nestled in a quiet, rarely available position backing onto woodland is this substantial, executive, five bedroom detached family home covering approximately 2,600sqft, with impressive accommodation over three floors and double garage. Secluded, landscaped rear garden. Walking distance to local schools, shops and mainline railway station.

Viewing advised. EPC Rating: tbc. Our Ref 11816

**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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Entrance via entrance door to

### ENTRANCE HALL

Double glazed window to the front aspect. Stairs to first floor accommodation. Under stairs storage cupboard. Amtico wood flooring. Coving to plastered ceiling. Radiator.



### DINING ROOM 13' 7" x 10' 8" (4.14m x 3.25m)

Double glazed bay window to the front aspect. Double glazed window to the side aspect. Karndean wood effect flooring. Coving to plastered ceiling. Radiator.



### LOUNGE 17' 11" x 13' 7" (5.46m x 4.14m)

Double glazed window to the rear aspect. Double glazed French doors providing access to the rear garden. Feature stone fireplace. Karndean wood effect flooring. Coving to plastered ceiling. Radiator.



### GROUND FLOOR CLOAKROOM

Obscure double glazed window to the rear aspect. Low level WC. Pedestal wash hand basin. Tiled floor. Part tiled walls. Coving to plastered ceiling. Inset spot lights. Radiator.

### UTILITY ROOM

Door providing access to the rear/side. Base and eye level units. Space and plumbing for appliances. Wood effect flooring.

### KITCHEN/BREAKFAST/FAMILY ROOM 33' 9" max x 11' 1" max (10.29m x 3.38m)

Double glazed window to the front aspect. Four double glazed windows to the side aspect. Double glazed French doors providing access to the rear garden. Door to garage. Radiator.

### Breakfast Area:





### **Kitchen/Family Area:**

Comprehensive range of modern, high gloss base and eye level units. Solid wood work surfaces. Inset one and half sink drainer unit. Integrated double electric oven. Four ring electric hob. Integrated dish washer. Integrated fridge/freezer. Breakfast bar. Spiral staircase to first floor guest room and shower (over double garage).



### **GUEST LANDING 11' 9" x 9' 4" (3.58m x 2.84m)**

Double glazed window to the front aspect. Double glazed Velux window to the rear aspect. Feature balustrade. Access to loft. Steps up to



### **GUEST BATHROOM**

Obscure double glazed window to the rear aspect. Low level WC. Pedestal wash hand basin. Panelled bath with centre mixer tap and telephone handset shower attachment. Tiled shower cubicle with thermostatic shower. Wood effect flooring. Part tiled walls. Radiator.



#### **GUEST BEDROOM (TWO) 17' 11" x 15' 9" (5.46m x 4.8m)**

Double glazed window to the front aspect. Two built-in double door wardrobes. Coving to plastered ceiling. Access to loft. Radiator.



#### **MASTER BEDROOM 19' 4" max x 13' 7" max (5.89m x 4.14m)**

Double glazed window to the rear aspect. Double glazed window to the side aspect. Coving to plastered ceiling. Radiator. Open plan to



#### **FIRST FLOOR ACCOMMODATION**

##### **LANDING**

Double glazed window to the front aspect. Stairs to second floor accommodation. Airing cupboard. Coving to plastered ceiling.



##### **DRESSING AREA**

Double glazed window to the front aspect. Double glazed window to the side aspect. Three built-in individual double door wardrobes. Coving to plastered ceiling. Inset spot lights. Radiator. Door to



### EN SUITE

Obscure double glazed window to the front aspect. Low level WC. Pedestal wash hand basin. Panelled, Jacuzzi bath with inset jets, mixer tap with telephone handset shower attachment. Tiled shower cubicle with thermostatic shower. Amtico tiled effect flooring. Coving to plastered ceiling. Radiator.



### EN SUITE

Obscure double glazed window to the rear aspect. Obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin. Tiled shower cubicle with thermostatic shower. Part tiled walls. Coving to plastered ceiling. Inset spot lights.



### BEDROOM THREE 13' 3" x 11' 3" (4.04m x 3.43m)

Double glazed window to the rear aspect. Double glazed window to the side aspect. Two built-in double door wardrobes. Coving to plastered ceiling. Radiator.



### SECOND FLOOR ACCOMMODATION

#### LANDING

Double glazed Velux window to the rear aspect. Airing cupboard housing hot water system.





#### **BEDROOM FOUR 13' 8" x 13' 5" (4.17m x 4.09m)**

Double glazed window to the rear aspect. Double glazed window to the side aspect. Two built-in double door wardrobes. Plastered ceiling. Radiator.



#### **SHOWER ROOM**

Obscure double glazed window to the front aspect. Low level WC. Pedestal wash hand basin. Tiled shower cubicle with thermostatic shower. Part tiled walls. Coving to plastered ceiling. Inset spot lights. Radiator.



#### **BEDROOM FIVE 13' 4" x 11' 5" (4.06m x 3.48m)**

Double glazed window to the front aspect. Double glazed window to the side aspect. Built-in double door wardrobe. Plastered ceiling. Radiator.



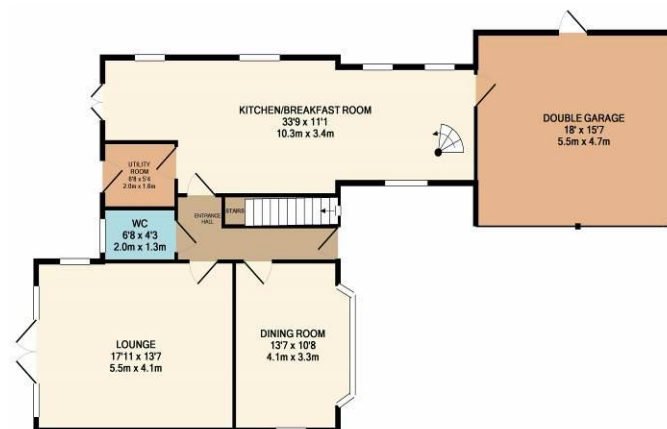
## EXTERIOR

The **SECLUDED REAR GARDEN** backs directly onto **woodland** and commences with large raised patio area with chrome balustrade. Additional shingle area with pagoda. Laid lawn area. Mature flowers and shrub borders. Further shingle area with picket fencing and additional lawn area. Wider than average side access, ideal for shed/summerhouse, providing access to garage.



The **FRONT** has own driveway providing off-street parking for several vehicles which in turn leads to **DOUBLE GARAGE** with twin up and over doors.

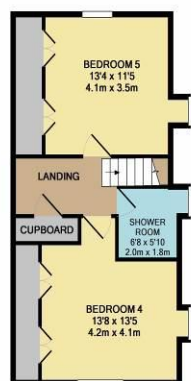




GROUND FLOOR  
APPROX. FLOOR  
AREA 1127 SQ. FT.  
(104.7 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1097 SQ. FT.  
(99.2 SQ. M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 443 SQ. FT.  
(41.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 2637 SQ. FT. (245.0 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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#### Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.