



17 Hillside Avenue

G | R
**GILBERT
& ROSE**

17 Hillside Avenue
Hockley
Essex
SS5 4NN

Guide price £700,000



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This beautiful detached home situated down a quiet cul-de-sac provides spacious living throughout ideal for a growing family as well as stunning interior from top to bottom! This large property benefits from multiple reception rooms including a great sized lounge, study, snug/cinema room and conservatory to rear, downstairs cloakroom, lovely kitchen with utility to side, four double bedrooms with an en-suite to bedroom one and family bathroom. The exterior is just as impressive with ample off street parking and a very large south facing rear garden which comes with a summer house to rear and patio area perfect for outdoor dining throughout the summer. Location wise, you will find yourself in walking distance to excellent local amenities from shops, pubs and restaurants, bus connections with multiple routes, Hockley woods which is great for long walks all year round and only a 12 minute walk from Hockley station where you can catch the train to London Liverpool Street in under an hour. School catchments are Westerings Primary School and Greensward Academy. NO ONWARD CHAIN



Entrance

Door into hallway comprising coved cornice to smooth ceiling with fitted spotlights, radiator, carpeted flooring, stairs leading to first floor landing, doors to:

Downstairs Cloakroom

Two piece suite comprising wash hand basin set into vanity unit, low level w/c, double glazed obscure window to side, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.

Study

9'6 × 6'4 (2.90m × 1.93m)

Double glazed obscure window to side, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Kitchen/Breakfast Room

18'7 × 10'2 (5.66m × 3.10m)

Range of wall and base level units with granite work surfaces above incorporating one and a half stainless steel sink with drainer into work surface, integrated gas hob with electric top oven and grill with gas oven below and extractor unit over, integrated dishwasher and fridge, integrated microwave, breakfast bar extended from work surface, double glazed window to rear, coved cornice to smooth ceiling with fitted spotlights, radiator, tiled flooring, door to:

Utility Room

8'45 × 6'37 (2.44m × 1.83m)

Granite work surfaces incorporating stainless steel sink and drainer unit, space for washing machine and tumble dryer, double glazed



Lounge

18'7 x 12'1 (5.66m x 3.68m)

Double glazed bay window to front, double glazed windows to side, double glazed French doors to rear leading into conservatory, coved cornice to smooth ceiling with fitted spotlights, radiator, feature open fireplace for log/coal fires, carpeted flooring, doors to:

Conservatory/Sitting Room

20'34 x 9'54 (6.10m x 2.74m)

Double glazed electric Velux windows to rear, double glazed windows to rear and sides, double glazed French doors to rear leading to rear garden, smooth ceiling with fitted spotlights, radiator, tiled flooring, underfloor heating.

First Floor Landing

Double glazed obscure window to side, coved cornice to smooth ceiling with pendant lighting, loft access, built in storage cupboards, radiator, carpeted flooring, doors to:

Bedroom One

16'6 x 11'9 (5.03m x 3.58m)

Double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, fitted wardrobes and storage units, radiator, carpeted flooring, door to:

En-Suite

Three piece suite comprising shower cubicle with rainfall shower and hand held attachment over, wash hand basin set into vanity unit, low level w/c, double glazed obscure window to side, smooth ceiling with fitted spotlights, tiled walls, chrome heated towel rail, slate tiled flooring.



obscure door to side, double glazed obscure window to side, coved cornice to smooth ceiling with fitted spotlights, radiator, tiled flooring.

Snug/Cinema Room

13'3 x 10'5 (4.04m x 3.18m)

Double glazed bay window to front, smooth ceiling with fitted spotlights, lowered ceiling with feature LED lighting, inset ceiling speakers, remote control screen and projector, radiator, carpeted flooring.

Bedroom Two

14'8 × 10'6 (4.47m × 3.20m)

Double glazed bay window to front, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring (plumbing for an ensuite is already in place beneath the floor)

Bedroom Three

14'33 × 9'18 (4.27m × 2.74m)

Double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bedroom Four

12'2 × 8'5 (3.71m × 2.57m)

Double glazed bay window to front, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring, built in wardrobe.

Bathroom

Four piece suite comprising 'P' shaped panelled bath with mixer tap and shower attachment over, wash hand basin set into vanity unit, bidet, low level w/c, double glazed obscure window to side, smooth ceiling with fitted spotlights, heated towel rail, partially tiled walls, slate tiled flooring.

Rear Garden

South facing rear garden with steps leading down to slab paved seating area with remainder laid to lawn, tree and shrub borders, further slab paved seating area to rear with access to summer house which has power and lighting, side gated access to front garden, remote controlled garden lights.

Front Garden

Slab paved driveway providing off street parking for multiple vehicles, side gated access to rear garden, access to garage.

Garage

16'78 × 7'97 (4.88m × 2.13m)

Up and over door, power and lighting, smooth ceiling with strip lighting, tiled flooring.

Agent Notes

Potential for loft conversion STPP







Ground Floor



First Floor