



KINGSMANS FARM ROAD, HOCKLEY, ESSEX, SS5
£950,000 FREEHOLD

STUNNING DETACHED RIVER FRONT THREE BEDROOM RESIDENCE SITUATED ON THE RIVER CROUCH

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Winkworth is delighted to offer for sale this unique detached three-bedroom residence located in this wonderful semi-rural location of Hullbridge, fronting the gentle River Crouch boasting panoramic views.

There is the benefit of a private floating pontoon, off street parking for up to eight cars, garage and a wonderful established garden.

Nestled in a tranquil rural setting, this modern detached house offers a perfect blend of riverside charm and contemporary living.

Entrance 12'01" x 9'23"

Composite door with obscure glazed side panels, Karndean flooring, wall mounted heater, inset spotlights, bespoke fitted understairs storage units, stairs rising to first floor accommodation.

Utility Room 12'28" x 7'8"

Double glazed door to side access, double glazed window to rear aspect, Karndean flooring, part tiled splashbacks, fitted with a range of floor and wall mounted units housing fridge freezer, laminate work top with inset sink and drainer, space for washing machine and tumble dryer

Family Bathroom 8'89" x 8'94"

Obscure double-glazed window to rear aspect, Karndean flooring, fully tiled walls, wall

hanging vanity unit with inset sink, double shower enclosure, bespoke bath enclosure with inset bath tub with mixer tap and shower head.

Games Room - Family Lounge 22'66" x 12'03"

Double glazed French Doors to rear aspect, double glazed window to front aspect, fitted carpet, wall mounted heater, inset spot lights.

Gym 12'14" x 11'58"

Double glazed window to rear aspect, rubber gym flooring, wall mounted heater, inset spot lights, door leading to garage.

Dual Aspect Lounge / Diner 29'49" x 12'25"

Double glazed French doors to front aspect, Patio doors to rear aspect leading to balcony that offers panoramic views over the river, two double glazed windows to side aspect fitted carpet, wall mounted heater, log burner with feature slate wall behind, inset spotlights.

Kitchen 12'77" x 11'02"

Double glazed window to front aspect, tiled flooring, fitted with a range of solid wooden floor and wall mounted cupboards and drawers, breakfast bar, granite work tops, inset sink and drainer, integrated dishwasher, double oven, electric induction hob with extractor over, built in microwave.

Bedroom One 12'76" x 10'28"

Double glazed window to rear aspect, fitted carpet, wall mounted heater, inset spot lights, ceiling fan, fitted wardrobes and drawer units.

Bedroom Two 12'45" x 7'76"

Double glazed window to rear aspect, fitted carpet, wall mounted heater, inset spot lights.

Bedroom Three 12'59" x 7'51"

Double glazed window to front aspect, fitted carpet, wall mounted heater, inset spot lights.

Shower Room 10'02" x 6'23"

Obscure double-glazed window to side aspect, fully tiled floor and walls, double shower enclosure, vanity unit with sink and taps, wall mounted WC, inset spot lights.

Garage 12'55" x 10'38" Electric doors, internal access to gym.

Externally: - This imposing property has block paved parking directly to the front as well as additional parking opposite the property for a further three cars with shed to remain.

The rear garden commences with a paved entertaining area leading to a well-maintained lawn with ample established shrubs and bushes and a gate with direct access to a private floating ponton.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.