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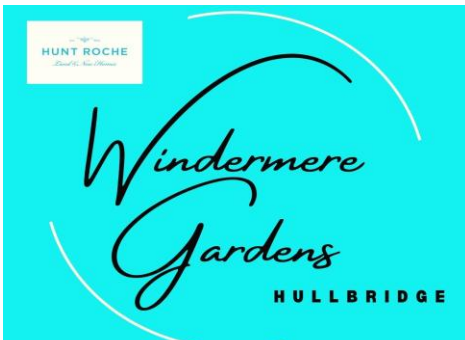
HUNT ROCHE

The Estate Agent



Asking Price: £525,000

Plot 8, Windermere Avenue, Hullbridge, Hockley, Essex, SS5 6JT



Stylish mid-terrace four-bedroom townhouse in a boutique mews-style development, featuring a private south-facing garden, luxury quartz-finished Kitchen/Dining Room, bi-fold doors, first-floor Living/Dining Room with Juliet balcony, modern Family Bathroom, two en suite, smart three-level layout, covered carport, and EV charging point.

Located in the sought-after riverside village of Hullbridge, this home is just a short stroll from Kendal Park Nature Reserve and the River Crouch, offering scenic walking trails and a peaceful setting. The area benefits from a friendly community atmosphere, well-regarded local pubs, shops, and excellent schools, including Riverside Primary and Sweyne Park Secondary (catchment). Commuters enjoy superb transport connections with Rayleigh train station providing direct services to London Liverpool Street, and easy access to the A127 and A130 for road travel.

Plot 8: This stunning and spacious new home has been designed with a show-home finish and a thoughtfully planned layout, complemented by a private south-facing garden for maximum enjoyment. Arranged over three floors, the accommodation includes four bedrooms, two en suites, a stylish four-piece family bathroom, and a convenient ground-floor guest cloakroom/WC. The delightful dual-aspect living/dining room features a south-facing Juliet balcony, flooding the space with natural light, while the energy-efficient build and peaceful cul-de-sac setting enhance the home's appeal.

Perfectly located just a short stroll from Kendal Park Nature Reserve and the River Crouch, residents can enjoy scenic walking trails, welcoming pubs, excellent schools, and easy access to Rayleigh train station—with direct services to London Liverpool Street.

Local Lifestyle

Hullbridge offers the perfect blend of village charm and excellent connectivity. Surrounded by the natural beauty of the River Crouch, residents enjoy scenic riverside paths, open green spaces, and the tranquil Kendal Park Nature Reserve—just a short walk away—ideal for dog walking, cycling, and family picnics.

The village has a friendly, community atmosphere, with a selection of local shops, cafés, and traditional pubs. Sailing clubs and boatyards cater to water sports enthusiasts, while several golf courses are nearby. For everyday convenience, Rayleigh provides larger supermarkets and high-street stores just minutes away.

Connections

Families benefit from catchment to the highly regarded Riverside Primary and Sweyne Park Secondary schools. Rayleigh train station offers regular direct services to London Liverpool Street, and the nearby A127 and A130 ensure easy access to Southend, Chelmsford, and beyond. London Southend Airport is less than 30 minutes away, providing further travel convenience.

Leisure & Lifestyle in Hullbridge:

Hullbridge offers a wealth of leisure opportunities, from its popular yacht clubs and vibrant sports and social club to the welcoming Hullbridge Community Centre. Golf enthusiasts can enjoy the prestigious Rayleigh Club Golf & Country Club, located just along the main road towards Rayleigh. The area is also a haven for walkers, with an array of scenic riverside and countryside trails to explore—many starting, ending, or meandering right through the village.



Entrance via:

A spacious recessed entrance porch provides a sheltered and stylish approach to the home, framed by smooth, modern rendered walls. The composite front door, inset with a vertical obscure double-glazed panel, adds a contemporary touch. Finished with a contrasting step and pathway, the porch creates a clean and welcoming first impression.

Reception Hallway:

Contemporary Entrance Hall, finished with stylish LVT wood effect flooring. Pair of modern vertical panelled internal doors providing access to a good size storage cupboard inset with wall mounted fuse box and lighting. Thermostat control point. Turned staircase rising to the first floor landing with soft, plush pile carpet in a light grey tone. Modern vertical panelled internal doors provide access to the Kitchen/Family Room, Home Office space and Ground floor Guest WC. Radiator. Smooth plastered ceiling.

Contemporary Open Plan Kitchen/Family Room: 17'5" x 13'1" (5.3m x 4m)

This thoughtfully designed kitchen and dining space combines style, functionality, and a bright, open-plan layout—perfect for both daily life and entertaining guests. Finished to an exceptional standard, the kitchen showcases timeless Oxford Shaker cabinetry in Pebble Grey, beautifully complemented by luxurious Seattle Steel Sparkle Effect Quartz worktops with matching upstands. A one-and-a-quarter stainless steel sink is seamlessly inset into the worktop, paired with a modern chrome mixer tap, while a stainless steel splashback behind the hob adds a clean, contemporary touch. Discreetly housed on the wall is the E-TEC NXS boiler.

Integrated appliances include: a Candy 8kg washing machine, Bosch electric oven, Bosch four-ring induction hob with stainless steel extractor hood above, Neue 50/50 frost-free fridge/freezer, and slimline Neue dishwasher.

An extensive selection of eye-level and base units provides generous storage, while the Quartz worktops extend to form a convenient breakfast bar—perfect for casual meals or a relaxed morning coffee. The kitchen flows naturally into the dining and family area, creating a sociable, multi-purpose living space.

Almost full-width contemporary bi-fold doors at the rear bathe the room in natural light and open directly onto the garden, enhancing the seamless link between indoor and outdoor living.

Additional features include elegant LVT wood-effect flooring, a radiator, and a smooth plastered ceiling with recessed LED lighting in the kitchen area—bringing the final polish to this modern, stylish room.

A perfect harmony of practicality and elegance, this kitchen-diner truly forms the inviting heart of the home.

Ground Floor Guest WC: 5'10" x 3'4" (1.78m x 1.02m)

The suite features a contemporary vanity unit with inset basin, chrome fittings, and a tiled splashback, along with an under-sink storage cupboard housing a concealed-cistern dual-flush WC. Additional touches include a radiator, stylish LVT wood-effect flooring, and a smooth plastered ceiling with recessed lighting for a sleek, modern finish.

The First Floor Accommodation comprises

Sizeable Landing:

Accessed via a turned staircase with white-painted spindle balustrade and natural wood handrail, the landing is filled with natural light from a pair of front-facing windows. Finished with plush grey carpeting and a smooth plastered ceiling, it provides access—through matching vertical-panelled internal doors—to the Guest Bedroom Suite and the spacious Living Room/Diner. With additional access to the Airing Cupboard. A further turned staircase rises to the second floor landing.

Living Room/Dining Room: 24'11" (7.6) (max) x 1'5" (0.43)5 (reducing to 12' (3.66))

A generous size dual-aspect Living and Dining space spans the full length of the home, offering incredible versatility for modern family living. Finished in a crisp white palette, the room feels bright and airy, enhanced by the plush grey carpeting that flows underfoot. Natural light pours in through pair of uPVC double glazed window to the rear aspect with a set of elegant uPVC double glazed French doors with Juliet balcony to front aspect. Two radiators. Smooth plastered ceiling. With its open, uninterrupted layout, the room easily accommodates a large dining suite and generous furniture—perfect for entertaining or relaxing with the family.

Guest Bedroom Suite: 12'5" x 11'6" (3.78m x 3.5m)

Pair of uPVC double glazed window to rear aspect. Finished in a fresh neutral palette with plush grey carpeting. Radiator. Panelled door to large walk in storage cupboard/wardrobe inset with recessed lighting. Smooth plastered ceiling.

Ensuite Shower Room: 7'8" x 4'4" (2.34m x 1.32m)

The en-suite is finished to a high standard with a contemporary double width walk-in shower enclosed by sliding glass doors, fitted with a chrome dual shower unit offering both handheld attachment and overhead drencher shower. Elegant marble-effect gloss tiled walls provide a sleek backdrop, complemented by a chrome heated towel rail. A concealed cistern WC and matching vanity unit with inset basin complete the room, with a ceiling-mounted extractor fan and smooth plastered ceiling.

The Second Floor Accommodation comprises

Landing: 15' x 4'2" (4.57m x 1.27m)

Finished with plush grey carpeting and a smooth plastered ceiling, the top floor landing is enhanced by a white-painted spindle balustrade with natural wood handrail. From here, matching vertical-panelled doors provide access to the three double Bedrooms and the Family Bathroom suite, along with an additional recessed storage cupboard.

Bedroom Two (with Ensuite): 12' x 11'5" (3.66m x 3.48m)

The room benefits from a facing feature dormer window that adds architectural character. Radiator. Smooth plastered ceiling. The neutral palette, plush grey carpeting, and angled ceilings create a tranquil and cosy atmosphere, ideal for relaxing. Vertical panelled door provides access to;

Ensuite Shower Room: (some restricted head height)

The en-suite has been thoughtfully designed with a contemporary walk-in shower with sliding glass doors is fitted with a chrome dual shower unit, featuring both a handheld attachment and an overhead drencher shower, set against elegant marble-effect gloss tiled walls. The space is completed by a gloss finish concealed cistern WC and a matching vanity unit with an inset basin. Chrome heated towel rail adds comfort, ceiling-mounted extractor fan. The smooth plastered sloped ceiling enhances the space with subtle architectural charm.

Bedroom Three: 15'4" (4.67) (incl door recess) x 12' (3.66) (some restricted head-height)

Offering smooth plastered sloped ceiling inset with a dormer-style window to rear aspect create architectural interest while maximising natural light and maintaining a cosy, enclosed atmosphere. Fresh white walls and plush grey carpeting create a neutral and calming palette. Radiator.

Bedroom Three: 12'1" (3.68) x 11'8" (3.56) (some restricted head height)

The room benefits from a south-facing feature dormer window, enhancing the space with architectural character and drawing in an abundance of natural light. Radiator, Smooth plastered ceiling complements the clean, modern lines of the home. The neutral colour palette, paired with plush grey carpeting and angled ceilings, creates a cosy atmosphere.

To the Outside of the Property: South-Facing Garden

Enjoy the benefits of a generously proportioned south-facing rear garden, effortlessly accessed via almost full-width bi-fold doors leading out from the dining area. This creates a seamless transition between indoor and outdoor living, perfect for modern lifestyles.

A paved patio area provides the ideal setting for al fresco dining, relaxing in the sun, or entertaining guests. The garden is enclosed by fencing to all boundaries, offering both privacy and security, with the added convenience of gated access to the adjacent carport area. Designed with usability in mind, the garden strikes the perfect balance between open space and practicality—ideal for families, social gatherings, or simply enjoying the space.

Private Carport & Parking Area: The property further benefits from a spacious private carport, complete with a block-paved driveway that provides covered off-street parking for two to three vehicles.

Eco-conscious buyers will appreciate the inclusion of a MyEnergi Zappi electric vehicle charging point, offering both convenience and sustainability. Additionally, an external cold water tap enhances practicality for gardening, car cleaning, or other outdoor uses.

Secure gated access leads directly into the rear garden, while the durable block-paved surface ensures low-maintenance upkeep and adds to the property's overall kerb appeal.

Reservation Process:

Any interested parties wishing to reserve an available plot will be required to provide the following information;

- **Reservation Forms;** will need to be completed, signed by the proposed purchaser(s)

- **Mortgage Broker information;**

You will need to provide your mortgage broker's contact information for confirmation that you have been accepted for a mortgage. Alternatively, you will be requested to be qualified by our mortgage broker.

We are also required to **have proof/source of funds** on file, therefore we will require your evidence of deposit.

- Any interested parties will be able to proceed (i.e will not need to sell a property in order to buy onward). If you need to sell a property (which is sold - subject to contract), We will need to contact the Estate Agent dealing with the property sale in question to clarify information relating to the buyer and progress of your sale. Hunt Roche will then take instructions from the developer.

- **2 forms of Identification;** Passport or Driving License AND Utility Bill (less than 3 months old)

- **Reservation Fee** to be paid to developer

(Reservation fees will need to be made by immediate bank transfer. The plot will continue to be marketed until the payment is received by the developer)

Tenure: FREEHOLD

While the properties at Windermere Gardens are being sold with Freehold tenure, prospective purchasers should be aware that a Management Company is in place to oversee the upkeep of communal areas and shared infrastructure across the development.

A service charge will apply, covering the following: Accountancy & Corporate Costs, Administration Charges (including postage), Managing Agent Fees, Insurance (including Land Liability Insurance), General Maintenance & Repairs, Grounds Maintenance, Compliance & Health and Safety Reporting, Contribution to Reserve Fund

This ensures the development is well-maintained, safe, and retains its long-term appeal and value.

Service Charge Information: The monthly service charge will be apportioned across the development. The estimated cost for this plot is £224.59 per annum.

Important Information Regarding Access; Please be aware that the access road (Windermere Avenue itself) is also unadopted, with all residents along the avenue contributing towards its ongoing maintenance.

Please note: This information is provided for guidance purposes only. Any interested party should rely on confirmation from their legal representative or solicitor during the conveyancing process.

Warranty: Build-Zone effective for 10 years from the date of completion of the home (issued November 2024)

Council Tax: Please note that banding for this property has not yet been allocated. Once first occupied, the property will be entered onto the Council Tax register, and charges will apply from that date. Banding will be assessed by Rochford District Council following occupancy.

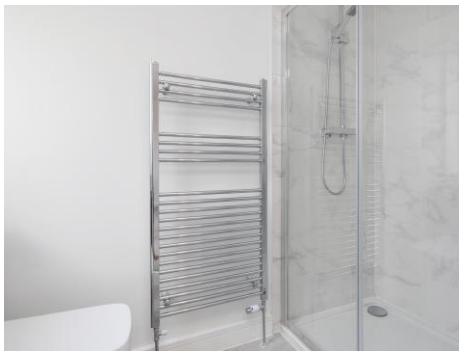
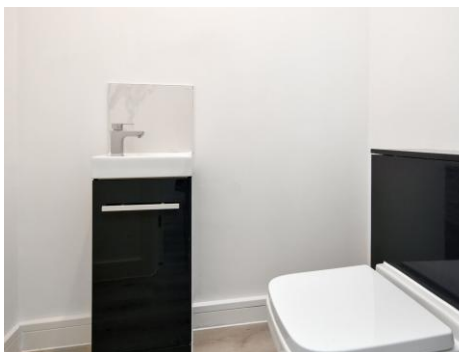
Agents Notes: All rooms sizes are approximate.

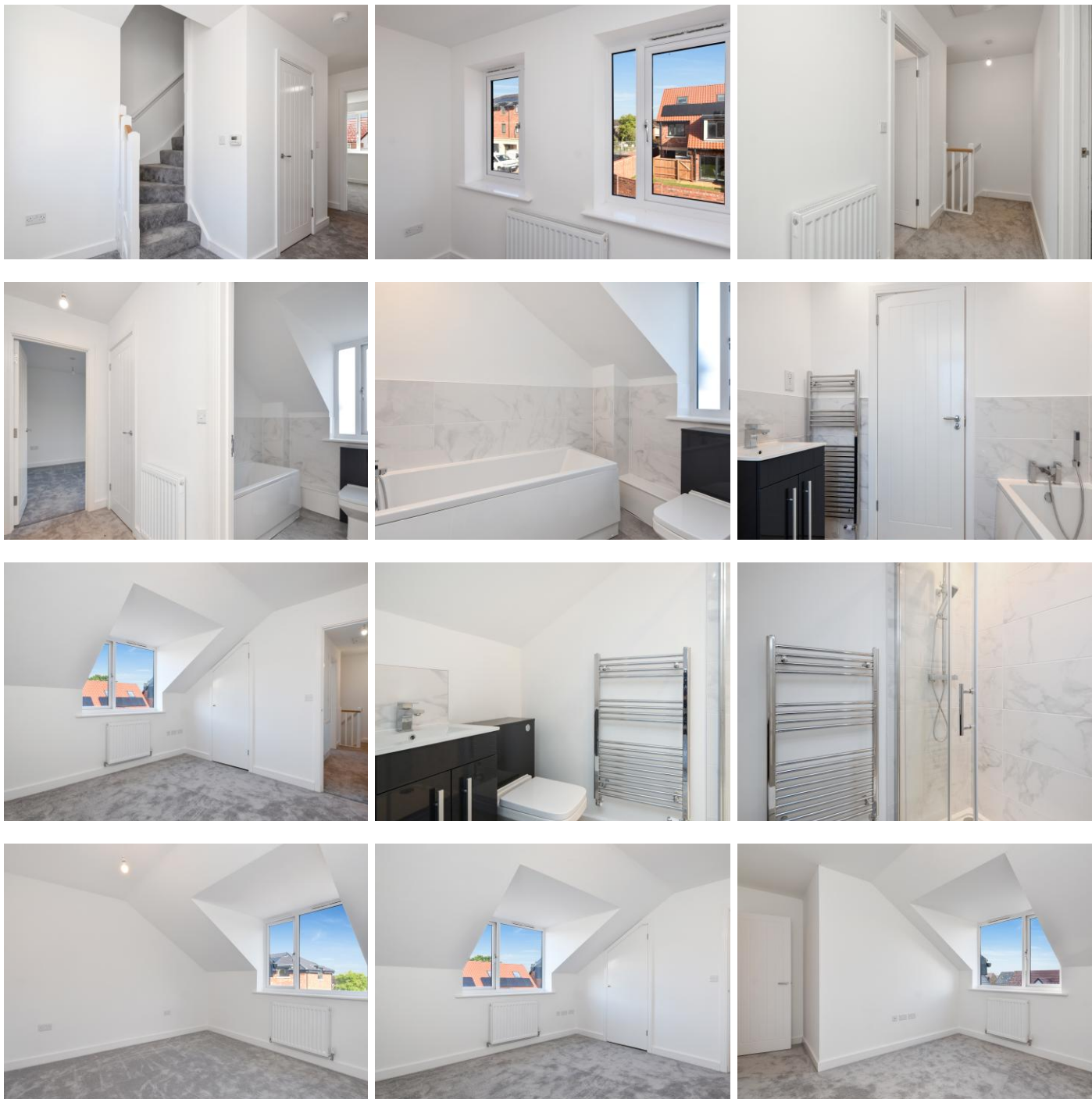
PRELIMINARY DETAILS - AWAITING VERIFICATION



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





THE PROPERTY MISDESCRIPTIONS ACT 1991 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. 9/17/2025