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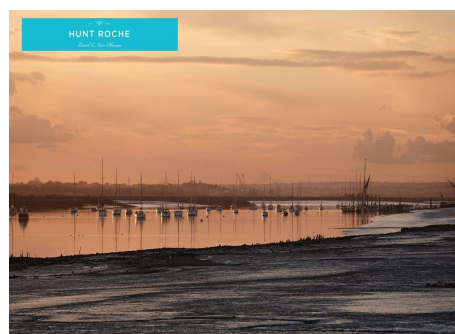
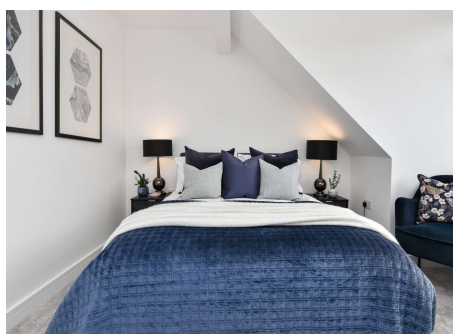
HUNT ROCHE

The Estate Agent



Asking Price: £475,000 (Limited Time Offer)

93 Windermere Avenue (3), Hullbridge, Hockley, Essex, SS5 6JT



A Contemporary Family Residence in a Private Mews Setting!!!

Nestled within the exclusive enclave of Windermere Gardens, this four-bedroom home offers a refined balance of modern design, practicality, and sustainability. One of just eleven residences in this intimate development, Plot 3 has been crafted for today's family living, with accommodation arranged over three well-considered levels.

This is a rare opportunity to secure a forward-thinking family home within a boutique, thoughtfully planned community.

Designed for Living. Built for the Future.

The living spaces at Windermere Gardens are conceived around light, flow, and flexibility. Each home centres on an expansive kitchen and family room where clean-lined cabinetry, premium quartz surfaces, and integrated appliances create a refined yet practical hub for daily life. Wide bi-fold doors dissolve the boundary between inside and out, opening directly onto a south-facing garden that captures sunlight throughout the day—perfect for relaxed mornings, family gatherings, and summer evenings.

A separate ground-floor study answers the demands of modern working life, while the upper floors deliver calm, private accommodation. Generous bedrooms are complemented by a standout principal suite, complete with a contemporary en suite designed as a personal retreat.

Sustainability is integral to every home. Integrated solar panels reduce energy consumption and running costs, while EV charging provision future-proofs each property. Covered carports and private driveways provide secure, convenient parking without compromising the clean architectural lines of the development.

Windermere Gardens itself is a discreet collection of just eleven homes, arranged in a peaceful mews setting at the heart of Hullbridge. The scheme has been carefully planned to combine architectural character with everyday comfort, with every property enjoying a south-facing garden, off-street parking, and the assurance of a 10-year warranty.

Surrounded by natural beauty, residents are moments from Kendal Park Nature Reserve and the River Crouch, offering picturesque walks and an enviable village lifestyle. Highly regarded local schools, direct rail services from Rayleigh to London Liverpool Street, and swift access to the A127 and A130 ensure that both family life and commuting are effortlessly supported.



Accommodation Schedule

Ground Floor:

Entrance Porch ; Recessed and sheltered, with composite front door and obscure double-glazed panel.

Reception Hallway 13'10" x 6'4" (max) | 4.22m x 1.93m (max)

LVT wood-effect flooring, storage cupboard, staircase to first floor, access to all principal ground-floor rooms.

Kitchen / Family Room 23'9" x 13'3" | 7.24m x 4.04m

Open-plan hub of the home with quartz worktops, integrated appliances, breakfast bar and near full-width bi-fold doors opening to the garden.

Home Office / Playroom 7'5" x 6'5" | 2.26m x 1.96m

Front-facing, ideal for home working or flexible family use.

Guest WC 4'10" x 3'5" | 1.47m x 1.04m

Contemporary suite with vanity unit and concealed-cistern WC.

First Floor:

Spacious Landing

Turned staircase with spindle balustrade. Doors to living room, bedrooms and bathroom.

Living Room 17'0" x 11'4" (max)

French doors to Juliet balcony, creating an elevated and light-filled reception space.

Bedroom Two 13'3" x 11'6" (into dormer)

Part-vaulted ceiling with rear dormer window.

Bedroom Three 12'0" x 10'5" (reducing)

Bedroom Four 11'2" x 7'0"

Family Bathroom 7'3" x 7'2"

Panelled bath with shower, vanity basin and WC, marble-effect tiling.

Second Floor:

Upper Landing

Naturally lit via large Velux skylight.

Truly Impressive Principal Bedroom Suite 16'5" x 13'8" (restricted head height in areas)

Occupying the entire top floor with twin Velux windows and built-in storage.

En Suite Shower Room

Walk-in rainfall shower, vanity basin, concealed-cistern WC and marble-effect tiling.

Outside:

South-Facing Rear Garden

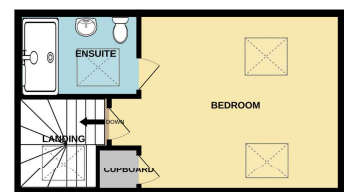
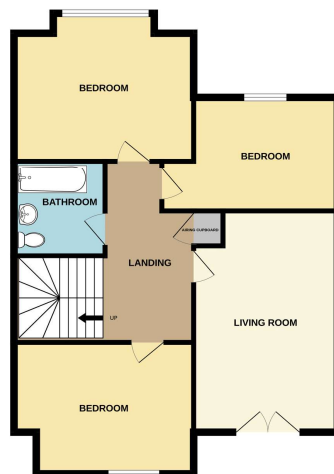
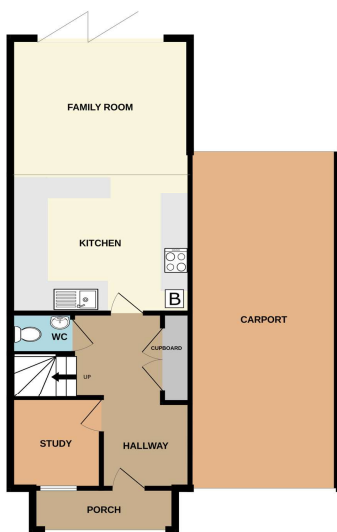
Paved patio with lawn beyond, enclosed by attractive brick or fenced boundary walls.

Private Carport & Parking

Block-paved driveway and covered carport providing parking for two to three vehicles.
MyEnergi Zappi EV charging point, external tap and gated side access.

Specification Notes:

- Sustainable design with integrated solar panels (Plots 1-4) (B-rated EPC)
- Double glazed throughout for enhanced comfort and thermal efficiency
- Brand-new floor coverings provided to all rooms across every plot
- Spacious open-plan kitchen/family room with quartz worktops and integrated appliances
- Ground-floor study/home office and cloakroom/WC
- Bi-fold doors opening to a private south-facing garden with patio
- First-floor living room with south-facing Juliet balcony
- Principal top-floor bedroom with private en suite and built-in storage
- Family bathroom with contemporary fittings
- Covered carport and private driveway with EV charging provision
- Peaceful location close to Kendal Park Nature Reserve and the River Crouch
- In catchment for Riverside Primary and Swayne Park Secondary schools
- Convenient access to Rayleigh train station and major routes including the A127 and A130
- Set within a charming village with a picturesque riverside setting



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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Tenure: Although each home at Windermere Gardens is sold on a **Freehold** basis, a Management Company is in place to maintain the communal areas and shared infrastructure throughout the development. A service charge applies, covering items such as management and administration, insurance, general maintenance and repairs, grounds upkeep, compliance and health and safety reporting, and contributions to a reserve fund. This structure ensures the development remains well maintained, safe, and attractive over the long term.

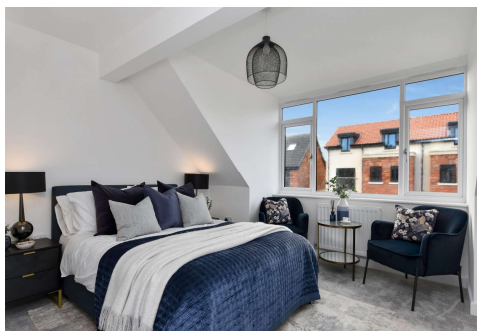
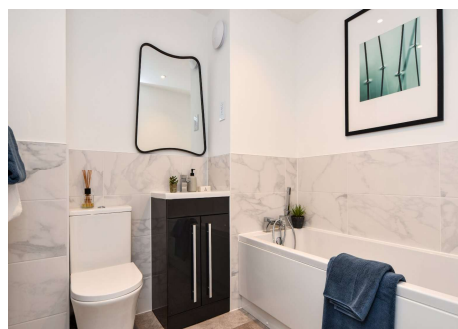
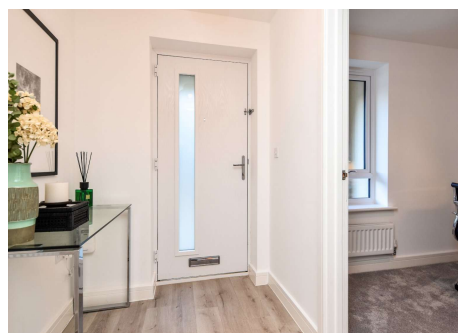
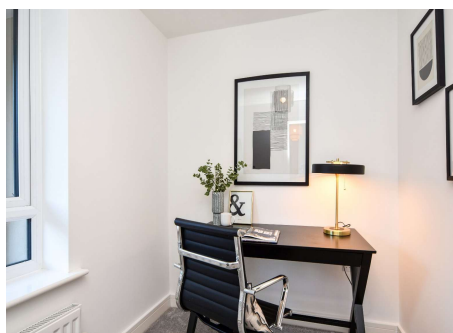
The service charge is shared across all properties within the scheme. The estimated cost for this plot is approximately £204.65 per annum.

Prospective purchasers should also note that the access road (Windermere Avenue) is unadopted. All residents along the avenue contribute towards its ongoing maintenance.

This information is provided for guidance only. Buyers should seek confirmation from their solicitor or legal representative during the conveyancing process.

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.

PRELIMINARY DETAILS - AWAITING VERIFICATION





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. 1/17/2026