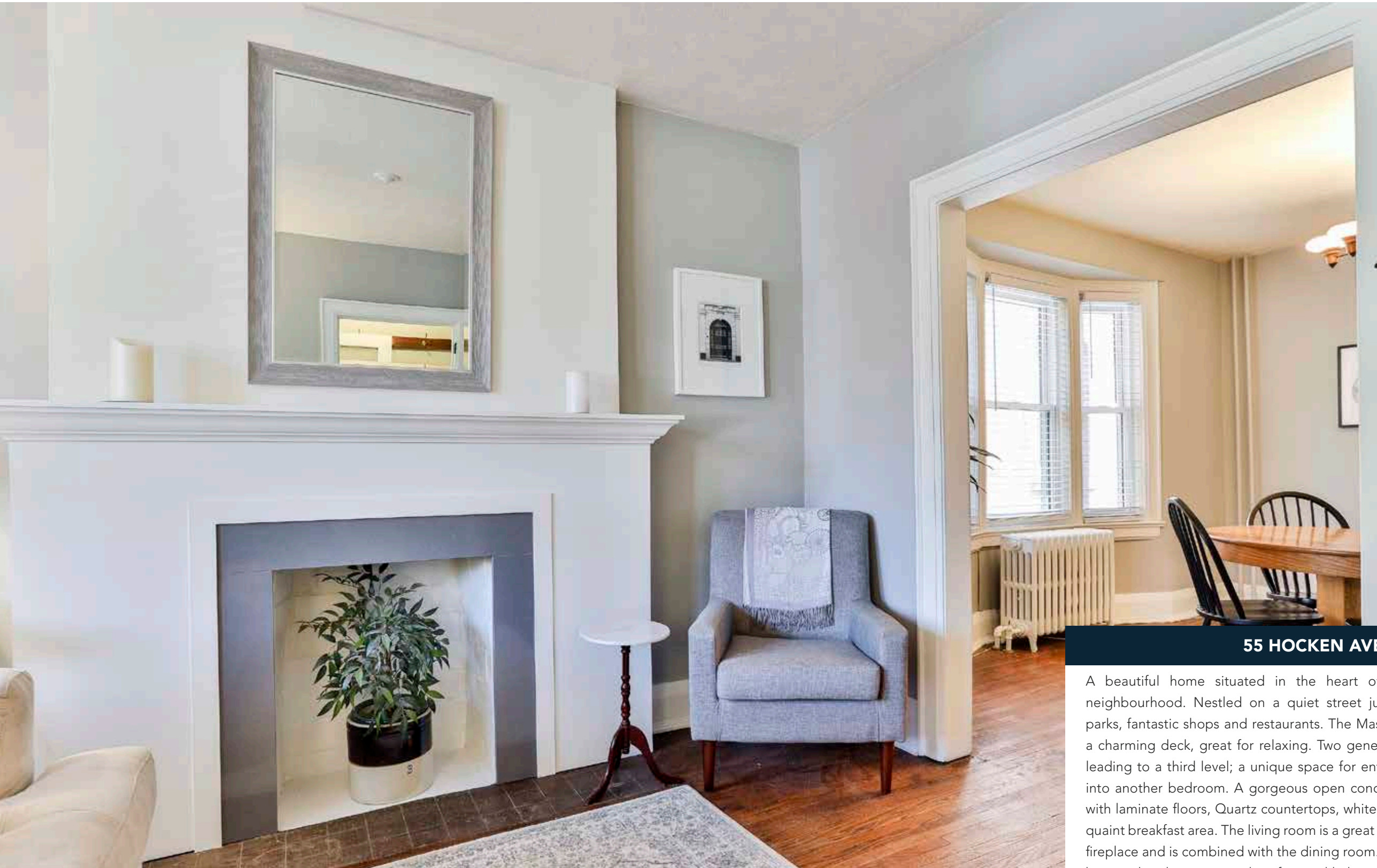


55 HOCKEN AVENUE





55 HOCKEN AVENUE

A beautiful home situated in the heart of Wychwood; a lovely family neighbourhood. Nestled on a quiet street just steps to Wychwood Barns, parks, fantastic shops and restaurants. The Master bedroom has a walk-out to a charming deck, great for relaxing. Two generous bedrooms and a staircase leading to a third level; a unique space for entertaining or even converting it into another bedroom. A gorgeous open concept kitchen, renovated in 2019 with laminate floors, Quartz countertops, white china marble backsplash and a quaint breakfast area. The living room is a great area for entertaining with a cozy fireplace and is combined with the dining room. Both rooms having a gorgeous bay window, bringing in a lot of natural light into the home. A magnificent and well maintained backyard; a gardeners dream! Detached garage with access through the laneway. This home is truly one of a kind.

MAIN LEVEL LIVING ROOM

- Combined with Dining Room
- Bay Window
- Hardwood Floor
- Fireplace with Updated Mantel

DINING ROOM

- Combined with Living Room
- Bay Window
- Hardwood Floor





KITCHEN

- Renovated in 2019
- Breakfast Area
- Quartz Countertops
- Brand New White Cupboards
- White China Marble Backsplash
- Laminate Floors
- Whirlpool Gas Oven
- NuTone Oven Fan
- GE Concept II Designer Series Fridge and Freezer





SECOND LEVEL MASTER BEDROOM

- Bay Window
- Walk-Out to Private Deck
- Broadloom
- Single Closet



BEDROOM 2

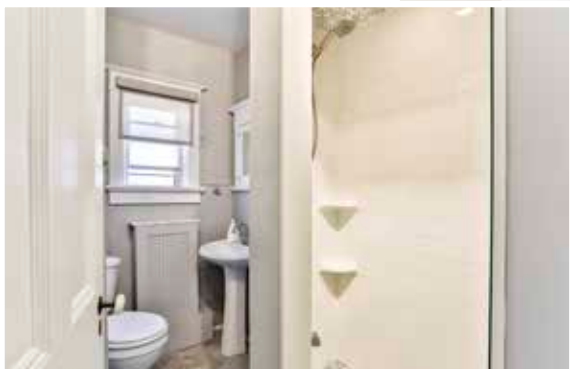
- Laminate Floor
- Two Closets
- Two Windows
- Very Bright

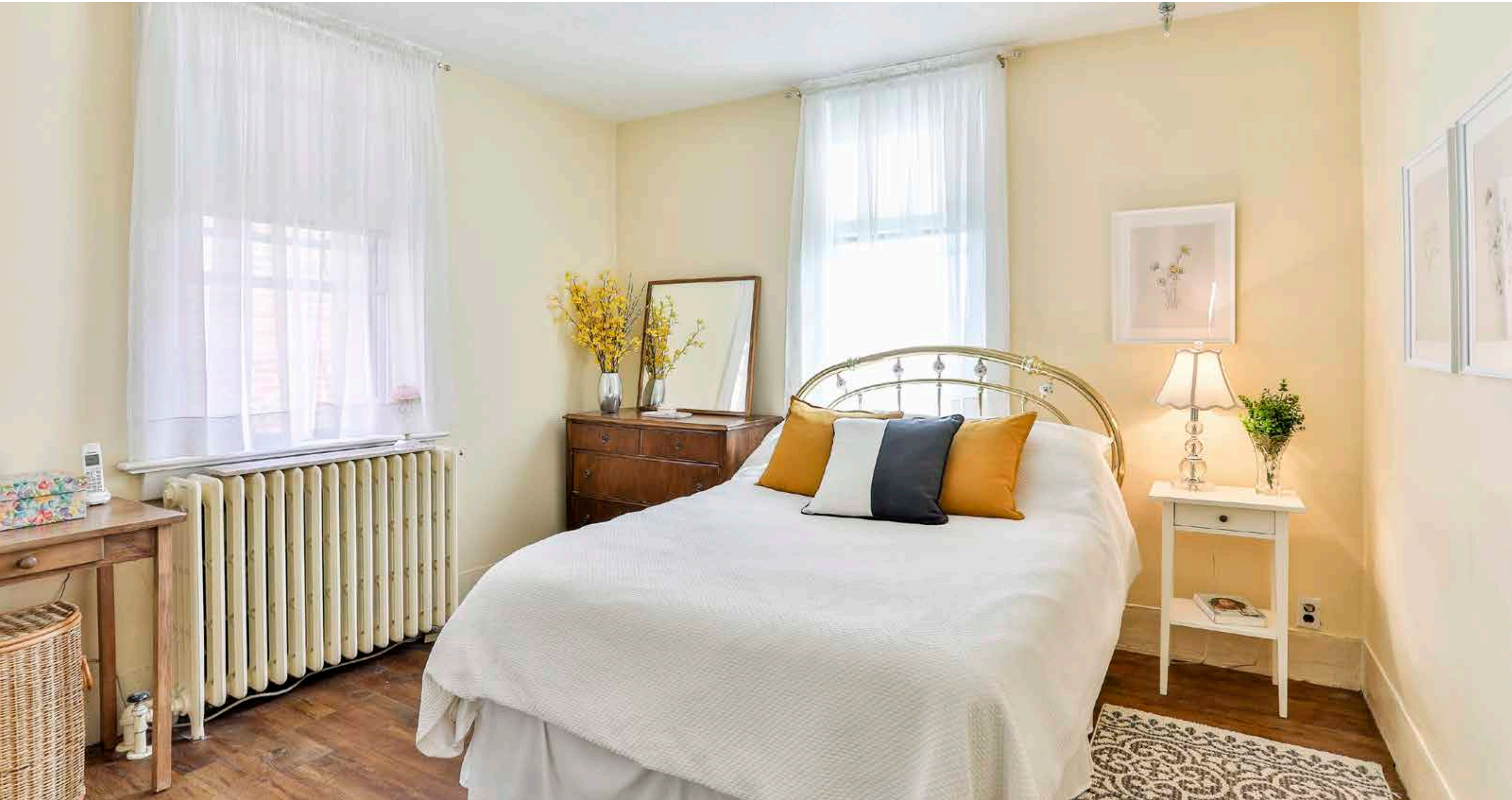
BEDROOM 3

- Window
- Broadloom
- Single Closet

BATHROOM

- 3 piece Renovated in 2013
- Pedestal Sink
- Shower Stall





THIRD LEVEL

- Carpeted Staircase Leading to Upper Level
- Open Concept
- Window
- Could Be Converted Into Another Bedroom



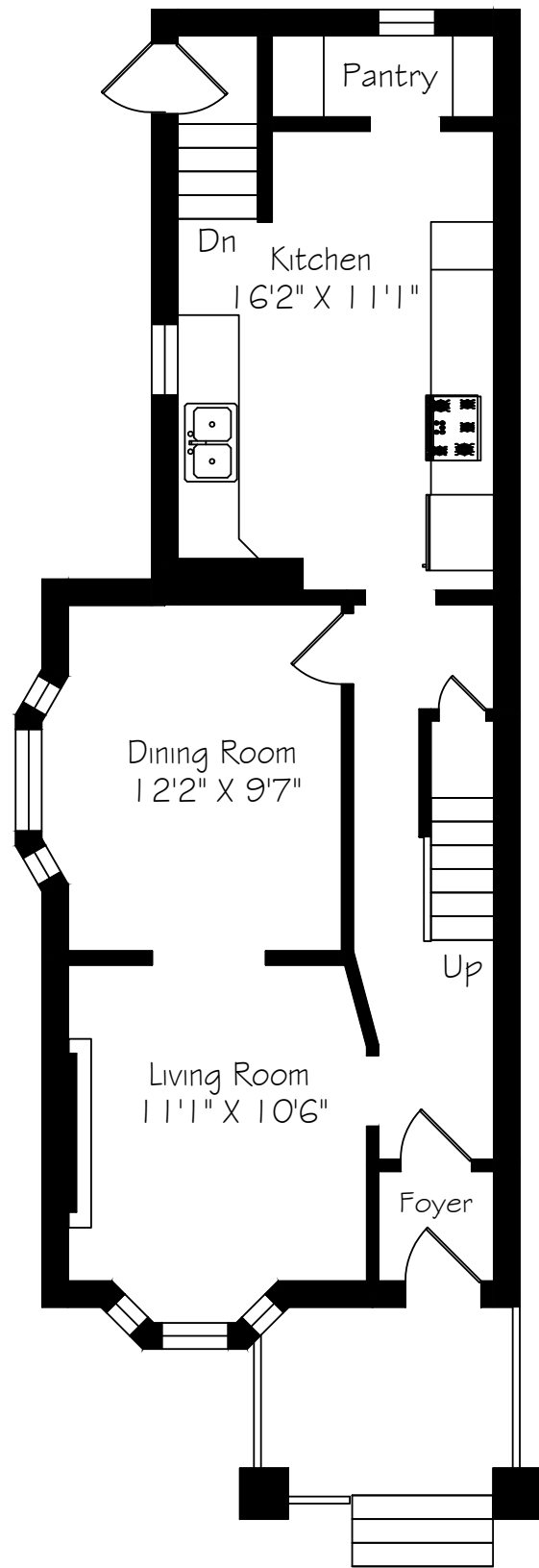
BACKYARD

- Beautiful garden
- Detached garage
- Access to the laneway

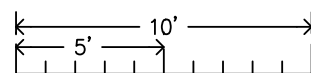
UPDATES:

- Kitchen Renovation 2019
- New Carpet 2019
- Fresh Paint 2019
- New Front Door and Porch 2018
- New Double Hung Windows 2015/2016
- Garage Door Replaced 2015
- House & Garage Roof 2014
- Bathroom Renovation 2013
- High Efficiency Furnace (Boiler) 2010
- Rear Flat Roof 2004

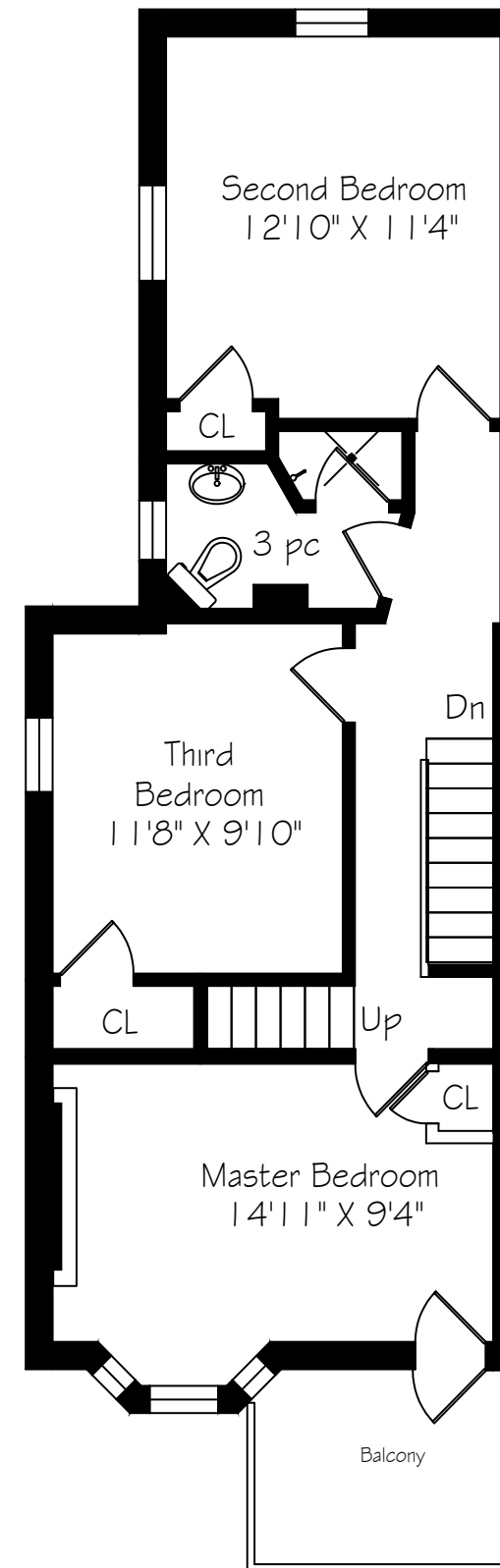




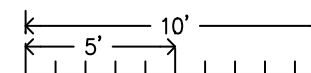
Main Floor
704 Square Feet



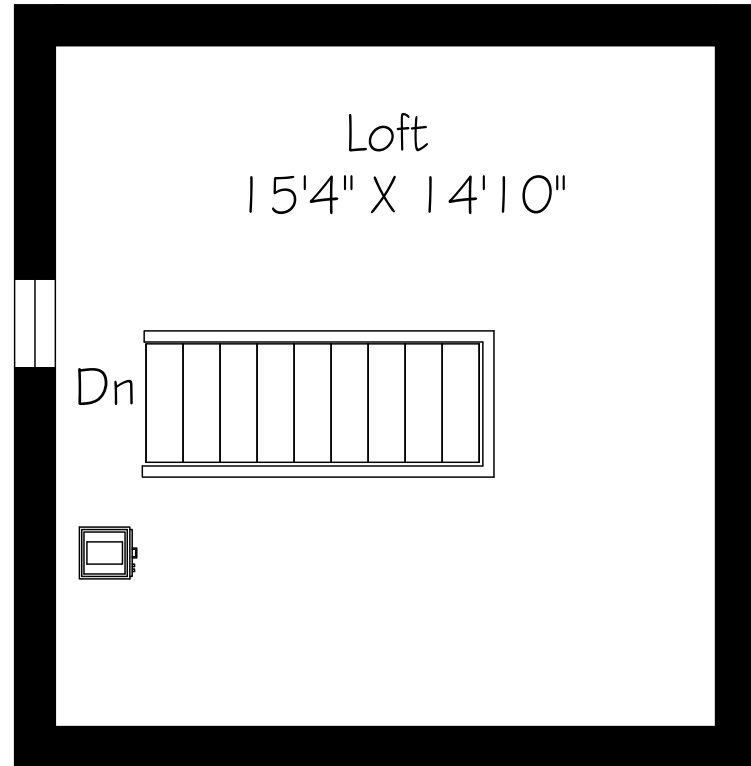
Measurements and Calculations are approximate
To be used as guidelines only



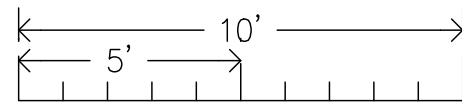
Second Floor
698 Square Feet



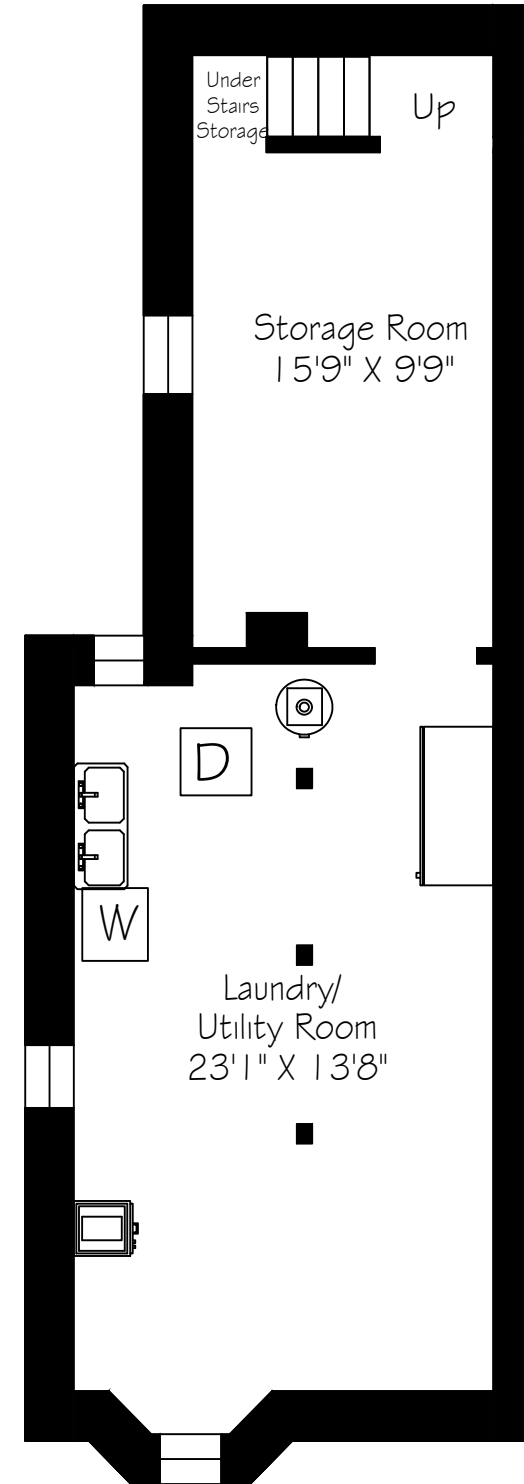
Measurements and Calculations are approximate
To be used as guidelines only



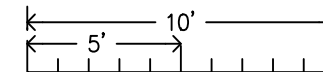
Third Floor
287 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only



Lower Level
698 Square Feet




Measurements and Calculations are approximate
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