



Burnham Road | Hullbridge | Hockley | SS5 6HJ
Guide Price £400,000-
£430,000

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Estate Agents

Guide price £400,000 to £420,000.

Welcome to the market! This three-bedroom semi-detached family home, has everything you need for you and the family and more.

Nestled in the sought-after village of Hullbridge in Essex, the village offers convenient access to local shops, bus routes to Rayleigh High Street, and an array of amenities including riverside walks and countryside views.

The property features a spacious open-plan kitchen / dining area with integrated appliances, a utility room leading onto the rear garden, and a spacious lounge perfect for unwinding after a days work with AIR CONDITIONING!

Upstairs, you'll find THREE bedrooms, with Bedroom 1 also Benefitting from AIR CONDITIONING, complemented by a Three-piece family bathroom. Outside, the frontage provides off-street parking for approximately six vehicles, along with access to the integral garage. The rear garden boasts Resin patio area and an artificial grass area leading to a SPACIOUS OUT-BUILDING, offering a great outdoor space and perfect for summer get togethers.

Internal viewings are highly recommended to truly appreciate this home.

- Three Bedroom Semi-Detached Home
- Spacious Lounge with AIR CONDITIONING
- Out Building with "BAR" Area, WC and Further Storage
- Completely Renovated Throughout
- Early Viewing Advised
- Modern Kitchen / Diner
- Parking for upto SIX vehicles
- Integral Garage
- Idyllic Location
- VENDORS HAVE FOUND

Frontage
Property is approached by an independent driveway with off street parking for approximately SIX vehicles

Entrance Hall
Door to front leading to porch with further double glazed door leading to Living room





Living Room

16'5" x 16' (5.00m x 4.88m)
Recently fitted carpet with double glazed bay window to front, integrated fitted blinds to remain in the property, wall mounted air conditioning unit to remain, radiator, stairs to first floor landing, open doorway to Kitchen/Diner

Kitchen / Diner

16'4" x 10' (4.98m x 3.05m)
Wood effect floors, smooth ceilings, inset centre ceiling spotlights, double glazed window facing the rear aspect and double glazed French doors leading onto the rear garden. The kitchen comprises of a range of eye and base level unit with roll-top quartz effect work surfaces incorporating a four-ring induction hob with extractor fan above, integrated NEFF double oven, integrated dishwasher, incorporating an inset sink with Quettle mixer tap providing fresh filtered cold water and boiling water also, draining board, tile splashbacks and power points. Door leading to Utility



Utility Room

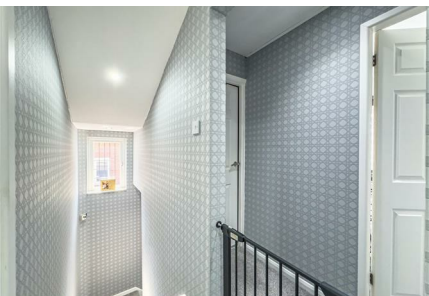
13'8" x 6'10" (4.17m x 2.08m)
Range of base level units, space and plumbing for washing machine and tumble dryer, stainless steel sink, door leading to rear garden

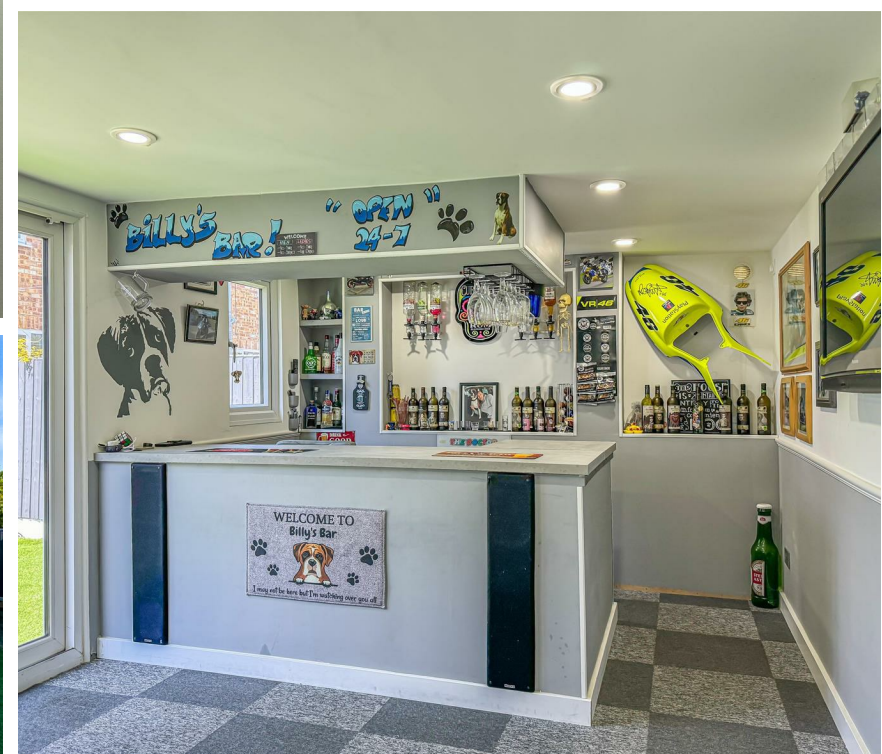
First Floor Landing

Carpet Flooring, door to airing cupboard, doors leading to bedrooms and family bathroom, Loft Access

Loft

Fully boarded and insulated, integrated loft ladder, ceilings are benefitting from plastering creating a loft room, window, Combi Boiler which is serviced annually





Bedroom 1

11'7" x 9'10" (3.53m x 3.00m)

Double glazed window to rear with integrated blind and further black out blind, recently fitted carpet, radiator, built in wardrobes to remain, Wall mounted Air conditioning unit to remain.

Bedroom 2

9'4" x 7' (2.84m x 2.13m)

Recently fitted carpet, integrated blinds with further black out blinds, radiator, door to walk in wardrobe area

Bedroom 3

10' x 6'6" (3.05m x 1.98m)

Recently fitted carpet, integrated blinds with further black out blinds, radiator

Family Bathroom

10' x 4'5" (3.05m x 1.35m)

Comprising of a 3 piece suite including white panelled bath with shower mixer tap, low level WC, Hand wash basin with vanity unit, tiled flooring, part tiled walls, heated towel rail

Rear Garden

Resin patio area with feature brick surround leading to Artificial grass area, fenced surround and path leading to outbuilding

Integrated Garage

Remote fitted roller door to front, storage, electric power points and lights

Out Building

20'1" x 10'5" (6.12m x 3.18m)

Currently being used as storage area, WC and "Pub", the outbuilding benefits from a bar area with space for undercounter fridge or freezer units, electric and Multi coloured, remote control interchangeable lights, door leading to

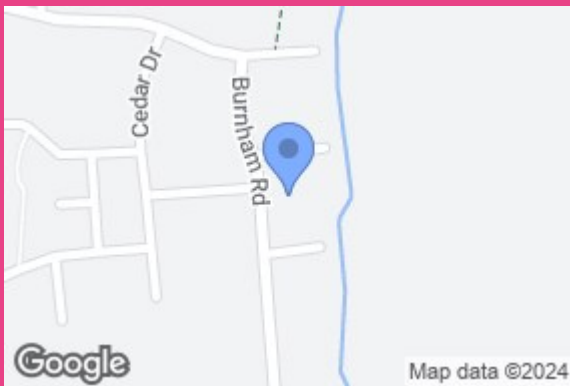
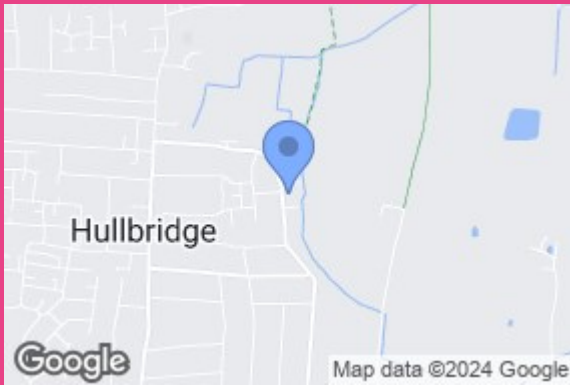
WC housing low level WC, hand wash basin with Wood effect laminate flooring and part tiled walls.

Further storage area to front also.

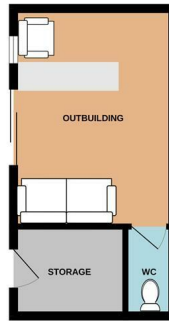
Agents Notes

All carpets have been recently installed in the last 2 months, full renovation throughout including soft touch light switches. The property also benefits from fibre optic broadband and the 2 x flat roof's were installed approximately 4 years ago and the sellers have informed us they have a life expectancy of 20 years from installation

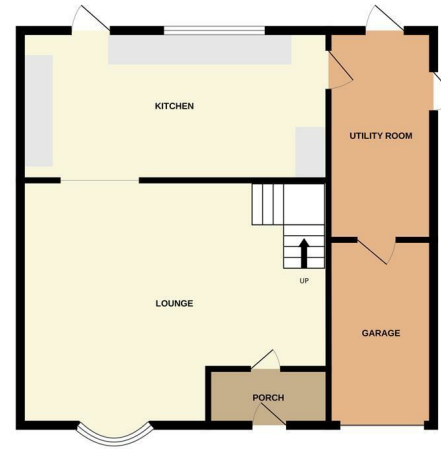




OUTBUILDING
299 sq.ft. (27.4 sq.m.) approx.



GROUND FLOOR
699 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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