



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.  
Made with Metropix ©2024



**Cardew, Malyons Lane, Hullbridge, Hockley, SS5 6EN**  
Guide Price £600,000 - £650,000



An impressive four/five bedroom detached family home occupying excellent location within the heart of this popular village. The accommodation comprises of a spacious entrance hall, 19' Dining room, luxury fitted kitchen, breakfast room, sitting room overlooking rear garden, utility/WC, study or optional bedroom 5, further bedroom. To the first floor there is a spacious master bedroom suite with en-suite shower room, two further double bedrooms and a bathroom. Outside there is a large entertainments room and good size rear garden. This property is located close to amenities with regular public transport to Rayleigh & Southend for mainline stations. Local amenities nearby offer three convenience stores, doctors surgery, Riverside Infants School and Pre School. Only a short walk to the river Crouch for sailing, fishing and walking the dog in Kendal nature reserve.

- SPACIOUS DETACHED 4/5 BEDROOM HOME
- LUXURY FITTED KITCHEN
- 19' DINING ROOM
- BREAKFAST ROOM
- SITTING ROOM OVERLOOKING REAR GARDEN
- UTILITY / WC
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- LARGE DETACHED ENTERTAINMENTS ROOM
- GOOD SIZE REAR GARDEN
- VIEWING HIGHLY RECOMMENDED

%epcGraph\_c\_1\_500%



**ENTRANCE HALL** 15' 11" x 7' 3" > 16'9(4.85m x 2.21m) Entrance door with coloured lead light inset leading into spacious L-Shaped entrance hall. Stairs to first floor, tiled flooring, radiator, inset spot lights. Opening into:

**DINING ROOM** 19' 3" x 12' (5.87m x 3.66m) Double glazed lead light bay window to front aspect, power points, coved to ceiling, radiator, inset spotlights, laminate flooring, feature fireplace.

**KITCHEN** 19' 5" x 8' 6" (5.92m x 2.59m) Double glazed window to rear, half UPVC double glazed door leading to rear garden. Extensive range of fitted units to both eye and base level, drawer pack, roll edge work tops with up stands incorporating 1.25 bowl stainless steel sink unit with matching drainer. AEG 5 ring halogen hob with extractor canopy above, double built in oven, integrated dishwasher, space for fridge / freezer, power points, inset spot lights. Opening into:

**BREAKFAST ROOM** 9' x 8' 6" (2.74m x 2.59m) Radiator, inset spotlights, power points, American oak flooring. Opening into:

**SITTING ROOM** 17' 2" x 11' 10" (5.23m x 3.61m) Double glazed french to rear with adjacent windows to rear over looking the rear garden, two radiators, power points, TV point, American oak flooring.

**CLOAKROOM / UTILITY ROOM** 12' 8" x 5' 4" (3.86m x 1.63m) Obscure double glazed windows to side aspect, low level WC, work top incorporating a sink with cupboard under, space and plumbing for washing machine, tiled flooring, part tiled walls, inset spotlights, built in cupboard housing wall mounted Valliant boiler.

**STUDY / BEDROOM FOUR** 12' x 8' 3" (3.66m x 2.51m) UPVC double glazed lead light window to front, power points, radiator, coved to ceiling.

**STUDY / BEDROOM FIVE** UPVC double glazed lead light window to front, power points, radiator, coved to ceiling.

**FIRST FLOOR LANDING** Window to front aspect, power point.

**BEDROOM ONE** 15' 1" x 18' 1" > 11'1 (4.6m x 5.51m) UPVC double glazed windows to front and rear aspects, power points, TV point, inset spotlights, radiator, fitted wardrobe to two walls.

**ENSUITE SHOWER ROOM** 6' 6" x 5' 5" (1.98m x 1.65m) Obscure window to rear, corner shower cubicle with electric shoer, low level WC vanity sink unit with cupboard under, fully tiled walls, tiled flooring, extractor fan.

**BEDROOM TWO** 15' 6" x 8' (4.72m x 2.44m) Two sets of UPVC double glazed windows to front aspect, power points, radiator, inset spotlights, access to an alcove providing storage.

**BEDROOM THREE** 11' 9" x 9' 8" (3.58m x 2.95m) Double glazed windows to rear aspect, power points, radiator, built in double wardrobe, double radiator.

**BATHROOM** 6' 9" x 6' 4" (2.06m x 1.93m) Obscure window to rear aspect. White suite comprising of panelled bath with separate shower over and shower screen, low level WC, vanity sink unit with cupboard under, heated towel rail, extractor fan.

**ATTACHED GARAGE** 18' 11" x 8' 7" (5.77m x 2.62m) With roller shutter, window to rear and courtesy door leading to rear garden. Power & light.

**WORK SHOP** 10' 11" x 9' (3.33m x 2.74m) Door leading to work shop with window to front, power & light.

**ENTERTAINMENT ROOM** 26' x 12' 3" > 9'8(7.92m x 3.73m) Double glazed windows to side. We are informed by the vendor that the room has been sound proofed. Door to:

**KITCHEN / UTILITY AREA** 9' 8" x 9' 3" (2.95m x 2.82m) Base and eye level wall cupboards, inset sink.

**CLOAKROOM** Two piece suite comprising wash hand basin, low level WC.

**REAR GARDEN** The rear garden commences with a patio area and the rest is mainly laid to lawn with mature shrub borders. Access to side, outside tap.

**FRONT GARDEN** To the front of the property there is a blocked paved driveway providing ample off street parking.