

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Waterford Hills, The Avenue, Hullbridge, SS5 6LP



Guide Price:
£375,000 - £400,000

Occupying a wider than average corner plot is this three bedroom detached family home with own driveway to front and further driveway to rear with detached garage. Having a spacious side access which lends opportunity for development to ground and first floor, subject to the usual planning consents. Within walking distance to all local amenities and the River Crouch.

Council Tax Band: C. EPC Rating: D.
Viewing advised. Our Ref: 19212.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

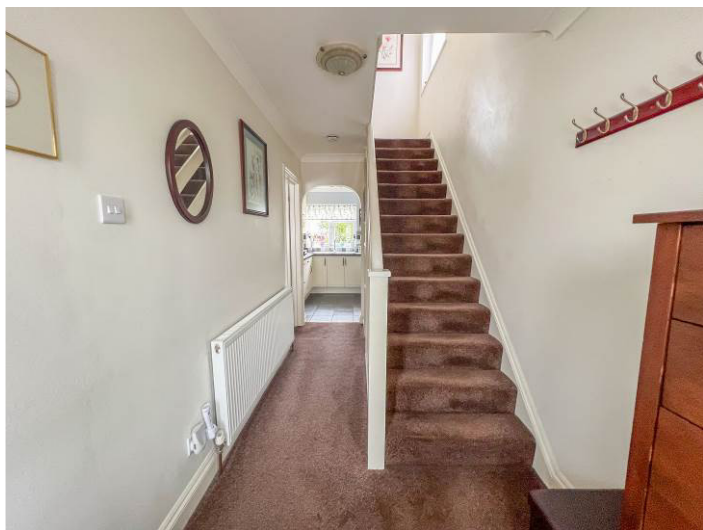
sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
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Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard.



LOUNGE/DINER 23' 11" x 13' 1" (7.29m x 3.99m)

Double glazed bay window to front aspect. Double glazed window to side aspect. Double glazed French doors providing access to rear garden. Radiators. Coving to plastered ceiling.



KITCHEN 11' 3" max x 9' 1" max (3.43m x 2.77m)

Double glazed windows to rear aspect. Double glazed door providing access to rear garden. A comprehensive range of country style base and eye level units incorporating work surface with one and a half sink drainer unit. Integrated eye level electric oven with separate gas hob with extractor hood above. Space and plumbing for washing machine. Under stairs storage area. Tiled splash backs. Tiled flooring. Plastered ceiling.



FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard.



BEDROOM ONE 12' x 10' 6" (3.66m x 3.2m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



BEDROOM TWO 11' x 10' 6" (3.35m x 3.2m)

Double glazed window to front aspect. Radiator. Plastered ceiling.



BEDROOM THREE 8' 4" x 8' 2" (2.54m x 2.49m)

Double glazed window to front aspect. Radiator. Plastered ceiling.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over, inset wash hand basin with chrome taps and vanity storage below and close coupled wc. Radiator. Part tiled walls.



EXTERIOR.

As previously mentioned, the property occupies a wider than average corner plot with the **REAR GARDEN** commencing with patio area with steps down to garden. Beautifully landscaped with lawn area. Hardstanding patio area to rear of garden. **SUMMERHOUSE** to remain. Mature flower and shrub borders. Door to **DETACHED GARAGE** at rear of property with further driveway in front. **SPACIOUS SIDE WAY** with gate providing access to front.

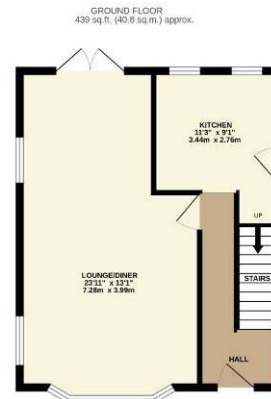


The **FRONT** has own driveway providing off street parking.



Agents Note:

The property has the potential for extension to ground and first floors, subject to the usual planning consents.



TOTAL FLOOR AREA: 872 sq. ft. (81.1 sq.m.) approx.

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