

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Lower Road, Hullbridge, SS5 6DE



Guide Price:  
£500,000 - £525,000

A spacious four/five bedroom semi-detached family benefiting from having two reception rooms - a large lounge/diner and a snug (suitable for ground floor bedroom), modern fitted kitchen, ground floor shower/wet room, en suite to master bedroom, garage/workshop and own driveway providing off-street parking. Within walking distance to local shops, schools and bus routes. EPC Rating:D. Council Tax Band: E. Our Ref 19354.

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01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via double glazed entrance door to

### ENTRANCE PORCH

Full height obscure double glazed windows to the front aspect. Storage area. Inset spot lights. Door to

### ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Wood effect flooring. Coving to ceiling. Radiator.



### KITCHEN 13' 7" x 10' 2" (4.14m x 3.1m)

Double glazed window to the rear aspect. Range of modern base and eye level units. Contrasting square edge work surfaces. Inset ceramic one and half sink drainer with mixer tap. Space for freestanding cooker with stainless steel extractor chimney above. Tiled splash backs. Integrated dish washer. Space for American style fridge/freezer. Tiled effect flooring. Coving to ceiling. Radiator. Door to



### LOUNGE/DINER 24' 10" x 12' 2" (7.57m x 3.71m)

Double glazed window to the front aspect. Double glazed French doors providing access to rear garden. Feature fireplace. Wood effect flooring. Coving to ceiling. Radiator.



**SNUG / GROUND FLOOR BEDROOM FIVE 11' 3" x 10' 2" (3.43m x 3.1m)**

Double glazed bay window to the front aspect. Decorative coving to ceiling. Radiator.



**BEDROOM ONE 12' 2" x 11' 9" (3.71m x 3.58m)**

Double glazed window to the front aspect. Coving to ceiling. Ceiling fan. Radiator.



**GROUND FLOOR SHOWER/WET ROOM**

Obscure double glazed window to the rear aspect. WC with low level cistern. Wall mounted wash hand basin. Shower area. Anti-slip flooring. Heated towel rail.



**EN SUITE**

WC with low level cistern. Inset wash hand basin with vanity storage below. Walk-in double shower enclosure. Vinyl flooring. Tiled walls. Heated towel rail.



**FIRST FLOOR ACCOMMODATION**

**LANDING**

Double glazed window to the front aspect. Stairs to second floor accommodation. Coving to ceiling. Radiator.

**BEDROOM TWO 11' 9" x 10' 2" (3.58m x 3.1m)**

Double glazed bay window to the front aspect. Coving to ceiling. Radiator.



### BEDROOM THREE 10' 4" x 10' 2" (3.15m x 3.1m)

Double glazed bay window to the rear aspect. Wood effect flooring. Coving to ceiling. Ceiling fan. Radiator.

### BEDROOM FOUR 9' 11" x 8' 1" (3.02m x 2.46m)

Double glazed window to the rear aspect. Fitted wardrobes. Coving to ceiling. Ceiling fan. Radiator.

### FAMILY SHOWER ROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Shower enclosure. Space and plumbing for washing machine. Space for tumble dryer. Wood effect flooring. Part tiled walls. Extractor fan. Radiator.



### SECOND FLOOR ACCOMMODATION

### LOFT ROOM ONE 12' 7" x 11' 1" (3.84m x 3.38m)

Velux window. Open to



### LOFT ROOM TWO 12' 7" x 12' 7" (3.84m x 3.84m)

Velux window.

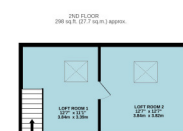
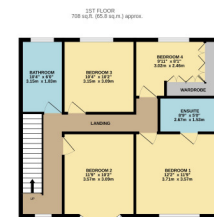
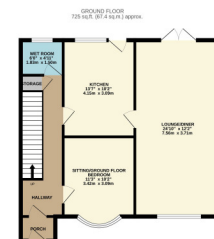
### EXTERIOR



The **REAR GARDEN** commences with paved patio leading to laid lawn. Gate to side providing access to the front.

**GARAGE/WORKSHOP** with double opening doors, power and light.

The **FRONT** has shrub borders and own driveway providing off street parking.



TOTAL FLOOR AREA: 1731 sq ft (160.8 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any comprehensive purchase. The services, fixtures and fittings shown here are based on the information available to the agent at the time of the visit. Measurements are to the internal face of walls and doors are to the opening.

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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.