

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Pen-y-Bryn, Fourth Avenue, Hullbridge, SS5 6AZ



Guide Price:
£900,000 - £975,000

Situated in Hullbridge in a semi rural location, yet within 3.5 miles of Rayleigh mainline station, is this superb modern executive three bedroom detached bungalow with separate one bedroom annexe and stunning countryside views. Set on a 0.75 acre plot with an extensive driveway, landscaped gardens with entertainment terrace incorporating heated swimming pool, detached double garage and outbuilding currently being used as an office.

EPC Rating: C. Council Tax Band: F.

Viewing highly recommended. Our Ref: 19184.

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Entrance via composite glazed entrance door to lobby.

LOBBY

Security entry phone handset and motorised gate control. Coving to plastered ceiling with LED lights. Oak effect flooring. Double radiator. Etched glass panelled door to entrance hall.

ENTRANCE HALL

Oak effect flooring. Radiator. Access to loft which is part boarded and insulated.



KITCHEN 19' 1" x 10' 2" (5.82m x 3.1m)

uPVC double glazed bow window to front aspect. A comprehensive range of high gloss base and eye level units incorporating quartz effect work surface with inset one and a quarter stainless steel sink drainer unit. Splash backs. A range of integrated appliances. NEFF split level ovens. Microwave. American style fridge freezer. Integrated dishwasher. Four ring glass hob with contemporary extractor. Cupboard housing boiler. Porcelain tiled flooring. Coving to plastered ceiling with LED lights. Open plan to conservatory/family room.

SITTING ROOM 20' 9" x 17' 10" (6.32m x 5.44m)

Aluminium bi-fold doors providing access to the rear garden with panoramic views. Oak effect flooring. Feature Limestone fireplace with inset living flame contemporary fire. TV points. Coving to plastered ceiling.



CONSERVATORY/FAMILY ROOM 12' 7" x 12' 2" (3.84m x 3.71m)

French doors providing access to the decking area. Double glazed door to side aspect. uPVC double glazed windows with fan lights to side and rear aspects. Self cleaning double glazed roof. Porcelain tiled flooring.



BEDROOM ONE 16' 4" x 12' 4" (4.98m x 3.76m)

uPVC double glazed window to front aspect. Two radiators. Oak effect flooring. A range of fitted wardrobes and cupboards. Coving to plastered ceiling with LED lights. Door to ante room. Door to en suite.



EN SUITE 12' 3" x 6' 3" (3.73m x 1.91m)

A three piece suite comprising double shower unit, vanity storage incorporating wash hand basin and back to wall wc. Tiled splashbacks. Corner storage units. Coving to plastered ceiling with LED lights. Extractor fan. Tiled flooring. Radiator.



ANTE ROOM

French doors providing access to a small garden area. Radiator. Fitted cupboards and shelving.

UTILITY/LAUNDRY ROOM 16' 2" x 7' 2" (4.93m x 2.18m)

uPVC double glazed window to side aspect. Radiator. Wash hand basin. Ample storage space. Work surface with space and plumbing for washing machine and tumble dryer below.



BEDROOM TWO 11' 2" x 8' 5" (3.4m x 2.57m)

Double glazed bow window to front aspect. White timber effect laminate flooring. Radiator. Coving to plastered ceiling.



BEDROOM THREE 8' 9" x 8' 3" (2.67m x 2.51m)

uPVC double glazed window to rear aspect. Radiator. Oak effect flooring. Coving to plastered ceiling.



FAMILY BATHROOM 13' 10" x 6' (4.22m x 1.83m)

Obscure uPVC double glazed window to front and side aspect. A four piece suite comprising corner bath, shower enclosure, pedestal wash hand basin and close coupled wc. Slate effect tiled flooring. Tiled walls to half height. Coving to plastered ceiling with LED lights. Extractor fan.



EXTERIOR.

As previously the plot measures approximately 0.75 of an acre with the **REAR GARDEN** commencing with a large split level pool terrace incorporating heated swimming pool. The gardens are beautifully presented with extensive lawns to front and side. To the rear of the garden there is an enclosed seating area with pergola and garden bar.



DETACHED ANNEXE



SITTING ROOM 16' x 10' 5" (4.88m x 3.18m)
Double glazed French doors to front aspect.



KITCHEN 10' 5" x 9' 5" (3.18m x 2.87m)
Window to front aspect. A range of gloss base and eye level units incorporating work surface with inset sink. Space for appliances.



BEDROOM 15' 2" x 14' 5" (4.62m x 4.39m)

Vaulted ceiling. Double glazed bay window to front aspect. Loft space in the eaves.



EN SUITE

Shower unit.

SEPARATE WC

Vanity storage incorporating wash hand basin and back to wall wc. Tiled splash back.



The **FRONT** has a motorised gates with large block paved driveway providing off street parking for numerous vehicles and leading to **DETACHED DOUBLE GARAGE**. **PUMP ROOM** housing boiler and filtration system for the swimming pool. Natural pond housing mirror carp.

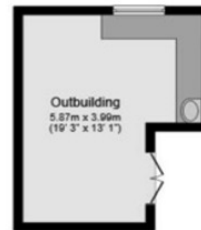


GARDEN LODGE (CURRENTLY USED AS AN OFFICE)

19' x 18' 8" (5.79m x 5.69m)

Double glazed window to front and side aspects. Double glazed French doors. Kitchen units. Oak effect flooring. Power and lighting.





Total floor area 255.3 sq. m. (2,748 sq. ft.) approx