

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Lowlands Road, Hullbridge, SS5 6EB



Guide Price £500,000 - £525,000

Situated on the popular High Elms Park Development is this immaculate four bedroom link detached family home with large kitchen/breakfast room, garage and car port providing off street parking for two vehicles.

Council Tax Band: E. EPC Rating: B.
Viewing recommended. Our Ref: 19727.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance under **STORM PORCH** via composite entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Amtico flooring. Plastered ceiling. Doors to lounge, kitchen/breakfast room and wc.



LOUNGE 15' 7" x 11' (4.75m x 3.35m)

uPVC double glazed bay window to front aspect. Two radiators. Plastered ceiling.



KITCHEN/BREAKFAST ROOM 19' 8" x 12' 9" (5.99m x 3.89m)

uPVC double glazed window to rear and side aspects. uPVC double glazed French doors providing access to rear garden. A range of base and eye level units incorporating roll edge work surface with inset sink drainer unit. Integrated dishwasher. Electric double oven. Five ring gas hob with extractor fan. Integrated fridge freezer. Cupboard housing washing machine and tumble dryer. Continuation of Amtico flooring. Plastered ceiling. Cupboard housing Ideal combination boiler which is two years old.



GROUND FLOOR WC

A two piece suite comprising pedestal wash hand basin and close coupled wc. Radiator.

FIRST FLOOR LANDING

Radiator. Plastered ceiling.

BEDROOM ONE 14' 2" x 13' 10" (4.32m x 4.22m)

uPVC double glazed window to front aspect. Built in wardrobes. Radiators. Plastered ceiling. Door to en suite.



BEDROOM TWO 18' 1" x 10' 11" (5.51m x 3.33m)

uPVC double glazed window to front and rear aspects. Access to loft. Two radiators. Plastered ceiling.



BEDROOM THREE 10' 6" x 10' 2" (3.2m x 3.1m)

uPVC double glazed window to rear aspect. Radiator. Plastered ceiling.



BEDROOM FOUR 10' 7" x 8' 7" (3.23m x 2.62m)

uPVC double glazed window to rear aspect. Radiator. Plastered ceiling.



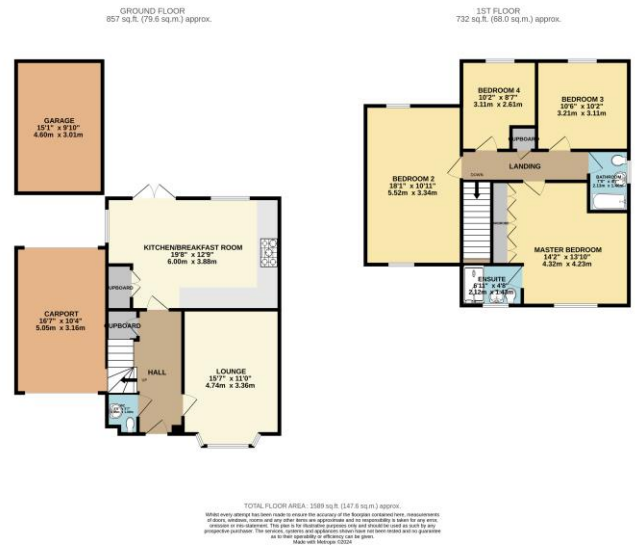
EN SUITE

Obscure uPVC double glazed window to front aspect. A three piece suite comprising shower unit with tiled surround, pedestal wash hand basin and close coupled wc. Towel rail. Part tiled walls.



BATHROOM

uPVC double glazed window to side aspect. A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc. Part tiled walls. Tiled flooring.



EXTERIOR.

The **REAR GARDEN** measures approximately 40ft (12.19m) commencing with patio area wrapping around the garage and down side of house. Laid to lawn. Access to **GARAGE** and **CAR PORT** via a gated entrance.



The **FRONT** has a stone pathway to front door. Shingled areas.

Consumer Protection from Unfair Trading Regulations 2008.

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.