

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wallace Close, Hullbridge, SS5 6NE



Guide Price £400,000 - £425,000

Situated in a popular location is this three storey, four good size bedroom Town House, benefiting from having large open plan Kitchen/Lounge/Diner/Hallway, low maintenance SOUTH FACING rear garden and own block paved driveway providing off-street parking for two vehicles. Close to local shops, bus routes, the Anchor public house and restaurant, Smugglers Den public house and the River Crouch.

Council Tax Band: B. EPC Rating: D.

Our Ref 18991

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Entrance via double glazed entrance door to

OPEN PLAN HALLWAY/LOUNGE/DINER/KITCHEN 36' 5" max x 15' 7" max (11.1m x 4.75m)



Hallway Area:

Two full height obscure windows to the front aspect. Stairs to first floor accommodation. Built-in cupboard housing boiler. Amtico wood effect Herringbone flooring. Plastered ceiling.



Lounge Area:

Under stairs storage cupboard. Amtico wood effect Herringbone flooring. Plastered ceiling.



Kitchen/Diner Area:

Skylight. Double glazed window to the rear aspect. Double glazed bi-fold doors providing access to the rear garden. Range of modern base and eye level units. Granite work surfaces. Integrated electric double oven. Separate electric hob with extractor above. Brick style tiled splash backs. Integrated dish washer. Space for American style fridge/freezer. Island incorporating breakfast bar. Contemporary tiled floor. Plastered ceiling. Inset spot lights.



GROUND FLOOR CLOAKROOM/WC

WC with low level cistern and built-in wash hand basin. Contemporary tiled floor. Brick style part tiled walls.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front aspect. Stairs to second floor accommodation. Doors to Bedrooms One and Three.

BEDROOM ONE 12' 11" x 12' 8" (3.94m x 3.86m)

Double glazed window to the rear aspect. Range of built-in wardrobes. Air conditioning/ Heater unit. Coving to plastered ceiling. Radiator.



BEDROOM THREE 10' 8" x 8' 7" (3.25m x 2.62m)

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



SECOND FLOOR ACCOMMODATION

LANDING

Double glazed windows to the front aspect. Doors to rooms.

BEDROOM TWO 15' 9" x 7' 9" (4.8m x 2.36m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 9' 5" x 8' 11" (2.87m x 2.72m)

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



BATHROOM 8' 11" x 8' 7" (2.72m x 2.62m)

Obscure double glazed window to the side aspect. Pedestal wash hand basin with tiled splash back. Panelled bath with shower over and tiled surround. Tiled floor. Plastered ceiling. Heated towel radiator.



SEPARATE WC

Skylight. WC with low level cistern. Tiled floor. Plastered ceiling.

EXTERIOR

The low maintenance **SOUTH FACING REAR GARDEN** has patio area leading to Artificial Lawn. **UNDERCOVER SEATING AREA with STORAGE SHED**. Gate to side providing access to the front.



The **FRONT** has own block paved driveway providing off-street parking for two vehicles. **INTEGRATED STORAGE** with double opening doors.



TOTAL FLOOR AREA: 1311 sq.ft. (121.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing measurements, measurements of floor, ceiling, height and area are approximate and no responsibility is taken for any error shown in this statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, contents and appliances shown have not been checked and no guarantee as to their operability or efficiency can be given.
 Made with Metrage 10/2021