

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Lower Road, Hullbridge, SS5 6DD



Guide Price £350,000 - £375,000

Situated within a short stroll to local shops and school as well as picturesque walks along the River Crouch, is this extended, spacious four bedroom semi-detached chalet benefiting from having versatile living accommodation, ground floor bathroom, two ground floor bedrooms and two further bedrooms to the first floor, secluded rear garden and own driveway providing off-street parking for several vehicles.

**NO ONWARD CHAIN.**

Council Tax Band: C. EPC Rating: D. Our Ref 19788

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

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Entrance via double glazed entrance door to

#### ENTRANCE HALL

Feature glazed window to the Lounge. Wood effect flooring. Radiator.



#### GROUND FLOOR BEDROOM FOUR 9' 11" x 7' 3" (3.02m x 2.21m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Wood effect flooring. Part panelled walls. Radiator.



#### BEDROOM THREE 11' 4" x 8' (3.45m x 2.44m)

Double glazed window to the side aspect. Radiator.



#### GROUND FLOOR BATHROOM

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with chrome mixer tap and vanity storage below. Double walk-in shower cubicle with thermostatic shower. Airing cupboard. Tiled floor. Tiled walls. Plastered ceiling with inset spot lights. Chrome heated towel radiator.





### LOUNGE/DINER 26' 9" max x 14' 9" max (8.15m x 4.5m)

Double glazed window to the front aspect. Double glazed French doors, with adjacent full height windows, providing access to the rear garden. Door to Kitchen. Oak staircase with glass insert balustrade to first floor accommodation. Feature fireplace. Wood effect flooring. Coving to plastered ceiling. Radiator.



### KITCHEN 10' 4" x 7' 4" (3.15m x 2.24m)

Double glazed window to the rear aspect. Double glazed window to the side aspect. Double glazed door providing access to side. Range of base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Integrated electric oven. Separate gas hob with extractor chimney above. Tiled splash backs. Space for appliances. Tiled floor. Plastered ceiling with inset spot lights.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Access to large Eaves storage, housing boiler.

### BEDROOM ONE 13' 8" x 12' 3" (4.17m x 3.73m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Large Eaves storage/cupboards with sliding doors. Textured ceiling. Radiator.



### BEDROOM TWO 10' 7" x 8' 3" (3.23m x 2.51m)

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



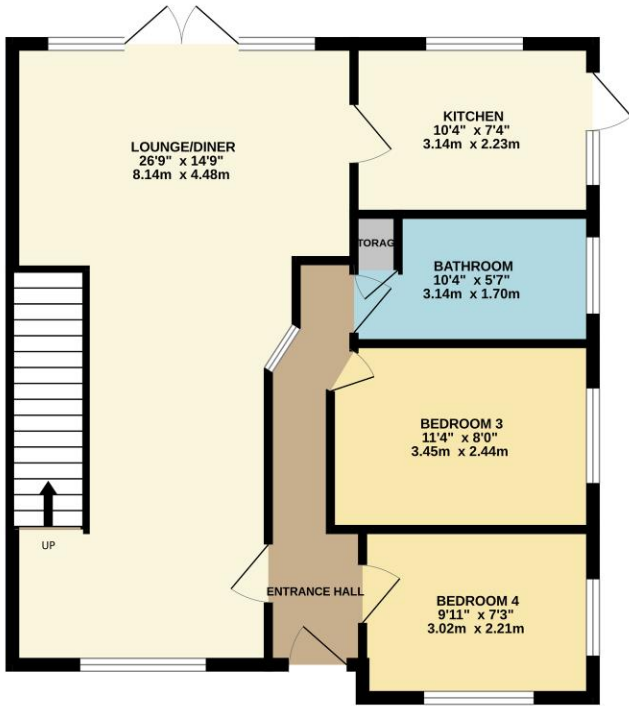
### EXTERIOR

The **LOW MAINTENANCE, SECLUDED REAR GARDEN** is block paved. Selection of flowers and shrubs to borders. **SHED** to remain. Spacious patio to the side. Gate providing access to the front.

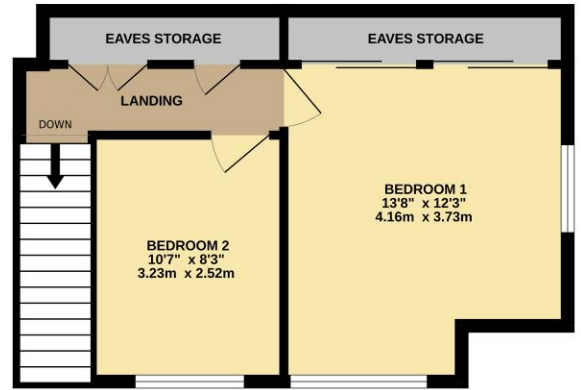


The **FRONT** has lawn area, pathway with wrought iron railings to entrance door, and block paved driveway providing off-street parking for several vehicles.

GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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