

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Waxwell Road, Hullbridge, SS5 6HF



Guide Price:  
£400,000 - £425,000

Situated in a popular location is this four good size bedrooms semi-detached chalet benefiting from having large lounge, separate dining room, ground floor shower room, first floor bathroom, picturesque tree lined garden, integral garage and own driveway.

Viewing highly recommended.

Council Tax Band: D. EPC Rating: tbc. Our Ref 17528

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Storm porch to the side with double glazed entrance door to

#### ENTRANCE HALL

Doors to rooms. Open through to Lounge.

#### LOUNGE 14' 10" x 13' 11" (4.52m x 4.24m)

Large double glazed window to the front aspect. Feature fireplace. Coving to ceiling. Radiator.

#### DINING ROOM 13' 2" x 12' 4" (4.01m x 3.76m)

Double glazed French doors providing access to rear garden. Serving hatch to Kitchen. Coving to ceiling. Radiator.



#### KITCHEN 10' 4" x 9' 4" (3.15m x 2.84m)

Double glazed window to the rear aspect. Double glazed door to the side. Range of base and eye level units. Roll edge work surfaces. Cooker with extractor above. Under counter fridge. Under counter freezer. Space for washing machine. Tiled effect flooring. Coving to ceiling.



**GROUND FLOOR SHOWER ROOM** Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Corner shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Chrome heated towel rail.



#### FIRST FLOOR ACCOMMODATION

#### LANDING

Doors to rooms.



**BEDROOM ONE 11' x 10' 4" (3.35m x 3.15m)**  
Double glazed window to the rear aspect. Bedroom furniture to remain. Radiator.



**BEDROOM TWO 9' 6" x 8' (2.9m x 2.44m)**  
Double glazed window to the front aspect. Built-in wardrobes and storage unit. Radiator.



**BEDROOM THREE 9' 6" x 8' 6" (2.9m x 2.59m)**  
Double glazed window to the front aspect. Radiator.



**BEDROOM FOUR 7' 10" x 7' 3" (2.39m x 2.21m)**  
Double glazed window to the rear aspect. Radiator.



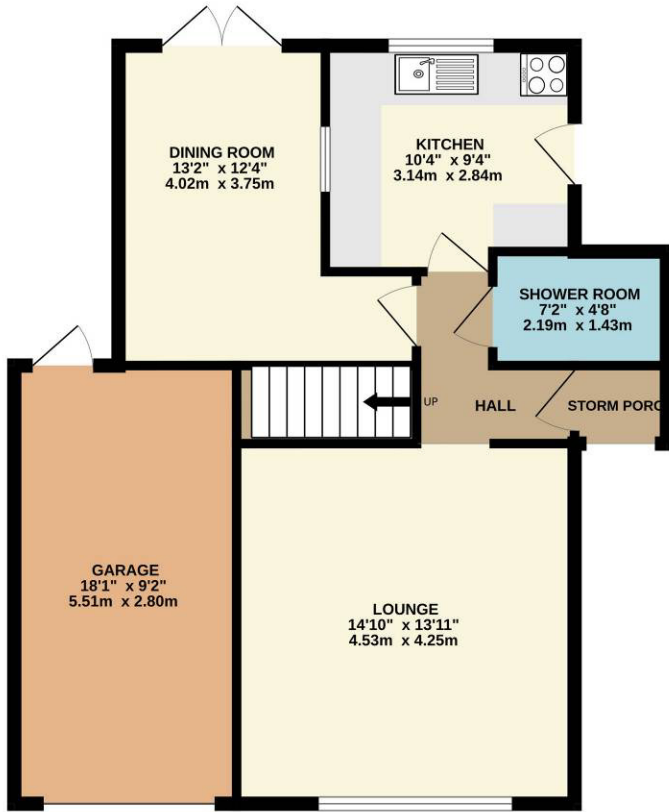
## EXTERIOR

The **BEAUTIFUL, TREE LINED GARDEN** measures approximately 55ft commences with patio leading to laid lawn. Established trees and shrubs. Further patio area to the rear. **SHED** to remain.

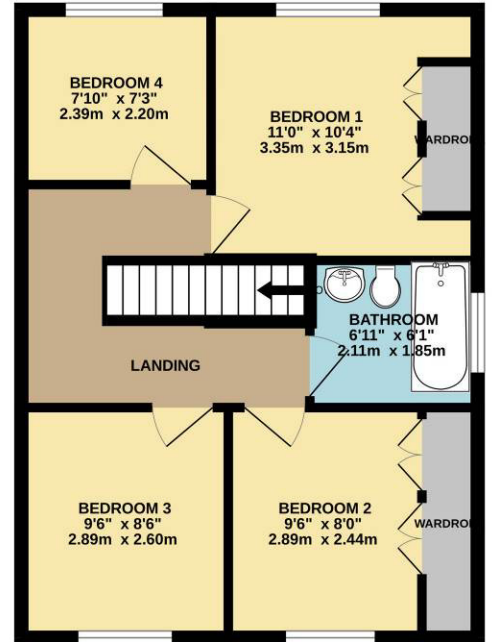


The **FRONT** has hard standing driveway providing off-street parking for up to three vehicles leading to **INTEGRAL GARAGE** with Up & Over door, personal door to the rear garden.

GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.1 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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