

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Crouch Avenue, Hullbridge, SS5 6HW



£475,000

Situated within walking distance of all local amenities is this stunning four bedroom, three storey semi-detached family home, built to a very high standard with luxury fittings throughout, with bedroom and en suite to the top floor, open plan kitchen/breakfast room, utility room, separate lounge, secluded rear garden and own block paved driveway providing off street parking.

NO ONWARD CHAIN.

EPC Rating:tbc. Council Tax Band:tbc.

Ref 20117

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring.

LOUNGE 20' 4" max x 13' 7" max (6.2m x 4.14m)

Double glazed window to the front aspect. Walk-in understairs storage cupboard. Wood effect flooring. Plastered ceiling. Under floor heating.



UTILITY ROOM/GROUND FLOOR WC 9' 4" x 5' 10" (2.84m x 1.78m)

Obscure double glazed window to the side aspect. Base units. Marble effect work surface. Space for appliances. WC with low level cistern. Pedestal wash hand basin with tiled splash back. Wood effect flooring. Plastered ceiling. Heated towel radiator.



KITCHEN/BREAKFAST ROOM 16' 8" x 14' 7" (5.08m x 4.44m)

Double glazed window to the side aspect. Double glazed bi-fold doors providing access to rear garden. Comprehensive range of modern base and eye level units. Marble effect work surfaces and upstands. Inset sink unit with chrome mixer tap. Integrated eye level double electric ovens. Inset electric hob with stainless steel extractor chimney above. Integrated dish washer. Integrated fridge/freezer. Wood effect flooring. Plastered ceiling. Inset LED spot lights. Under floor heating.



FIRST FLOOR ACCOMMODATION

LANDING

Stairs to second floor accommodation. Plastered ceiling. Radiator.



BEDROOM ONE 16' 8" x 13' 6" (5.08m x 4.11m)

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



BEDROOM THREE 13' 7" x 8' 6" (4.14m x 2.59m)

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



BEDROOM FOUR 13' 7" max x 8' 2" (4.14m x 2.49m)

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



LUXURY FITTED BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Wall mounted vanity storage unit with inset wash hand basin, chrome mixer tap and tiled splash back. Panelled bath with chrome taps and shower attachment. Tiled floor. Part tiled walls. Plastered ceiling. Inset LED spot lights. Heated towel radiator.



SECOND FLOOR ACCOMMODATION

LANDING

Walk-in storage/airing cupboard.



BEDROOM TWO 14' 2" max x 9' 3" max (4.32m x 2.82m) Double glazed window to the rear aspect. Eaves storage cupboards. Plastered ceiling. Radiator.



EN SUITE 9' 11" x 7' 9" (3.02m x 2.36m)

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with chrome mixer tap, tiled splash back and vanity storage below. Tiled shower cubicle with thermostatic shower. Tiled floor. Plastered ceiling. Inset LED spot lights. Heated towel radiator.



EXTERIOR

The **SECLUDED REAR GARDEN** measures approximately 50ft (15.24m) and commences with patio with remainder to be grass seeded by the vendor. Side gate providing access to the front.



The **FRONT** has own block paved driveway providing off-street parking for several vehicles.

Specification:

- Underfloor heating to ground floor
- Air Source heat pumps to front and rear
- Integrated dishwasher & fridge freezer
- Buildzone 10 year structural warranty
- LVT flooring to ground floor
- Fibre broadband
- Electric car charging point
- Fully carpeted/flooring throughout

PLEASE NOTE THAT THE PHOTOS USED IN THIS LISTING ARE FOR 99 CROUCH AVENUE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY



TOTAL FLOOR AREA: 1410 sq ft (131.8 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, ceilings, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should not be used as such by any person for any purpose. The actual, current and proposed floor plan may vary from the floor plan shown on the plan. Measurements are given in feet and inches (to the nearest inch) and in metres (to the nearest millimetre).
Made with floorplan 10/20

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.