

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Bartons Avenue, Hullbridge, SS5 6EH



**Guide Price £550,000 - £575,000**

Situated on the popular High Elms Park Development is this stunning four bedroom semi detached family home which has been improved by the current owners and benefiting from a stunning master bedroom suite with dressing area and en suite, beautifully landscaped rear garden with steel framed pergola and landscaped patio to rear. Within close distance to Rayleigh Golf Club as well as local schools and shops.

Council Tax Band:E. EPC Rating: B.

Ref: 20210

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

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Entrance via double glazed entrance door to

### ENTRANCE HALL

Stairs with recently fitted luxury runner carpet, to first floor accommodation. Wood effect flooring. Plastered ceiling. Radiator.



### LOUNGE/DINER



### Lounge Area 15' 1" x 14' 6" (4.6m x 4.42m)

Full height under stairs storage cupboard. Wood effect flooring. Plastered ceiling. Radiators. Open plan through to

### GROUND FLOOR CLOAKROOM/WC

WC with low level cistern. Pedestal wash hand basin with tiled splash back. Tiled floor. Plastered ceiling. Radiator.

### KITCHEN 13' 10" x 8' 3" (4.22m x 2.51m)

Double glazed window to front aspect. A comprehensive range of modern gloss base and eye level units. Complimentary work surfaces. Inset one and a half stainless steel sink drainer unit. Integrated electric oven with electric hob with splash back and stainless steel extractor chimney above. Integrated washing machine. Integrated dishwasher. Integrated fridge/freezer. Tiled flooring. Plastered ceiling. Radiator.



### Dining Area 15' x 12' 8" (4.57m x 3.86m)

Feature Box Square window to the side aspect. Double glazed bi-fold doors providing access to the landscaped rear garden. Large glass roof lantern. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.

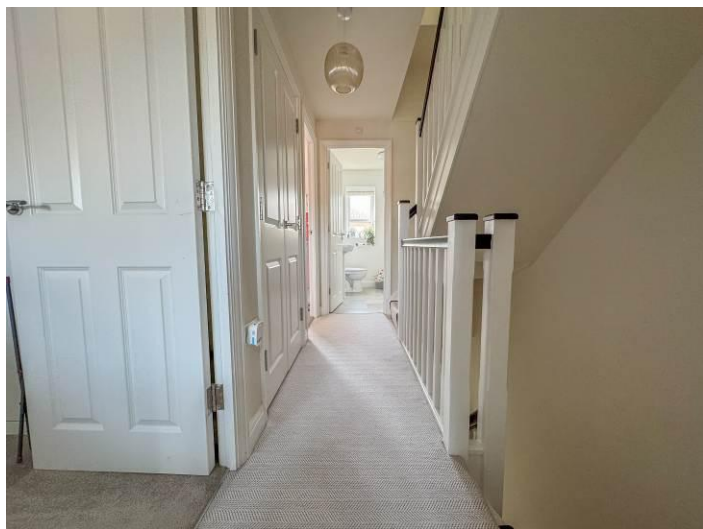




## FIRST FLOOR ACCOMMODATION

### LANDING

Stairs to second floor accommodation. Airing cupboard.



### BEDROOM TWO 12' 4" x 8' 10" (3.76m x 2.69m)

Double glazed window to the rear aspect. Fitted wardrobes to one wall. Plastered ceiling. Radiator.



### BEDROOM THREE 10' 3" x 8' 10" (3.12m x 2.69m)

Double glazed window to the front aspect. Fitted wardrobes to one wall. Plastered ceiling. Radiator.



### BEDROOM FOUR 9' 2" x 6' 3" (2.79m x 1.91m)

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



### FAMILY BATHROOM 7' 1" x 6' 3" (2.16m x 1.91m)

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with chrome mixer tap and tiled surround. Feature custom fitted mirror. Tiled floor. Plastered ceiling. Radiator.



## SECOND FLOOR ACCOMMODATION

### LANDING

Large walk-in storage cupboard.



### MASTER BEDROOM SUITE 16' 6" max x 15' 1" max (5.03m x 4.6m)

(Recently refurbished) Two double glazed Velux windows to the rear aspect with feature wood effect Herringbone flooring below creating lounge/seating area.



Bedroom area opens through to **DRESSING AREA** with mirror fronted fitted wardrobes to one wall. Over stairs storage cupboard. Plastered ceiling. Access to loft. Radiator.





### EN SUITE 6' 3" x 5' 3" (1.91m x 1.6m)

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin with tiled splash back. Fully tiled walk-in shower cubicle with thermostatic shower. Tiled floor. Plastered ceiling. Radiator.



## EXTERIOR

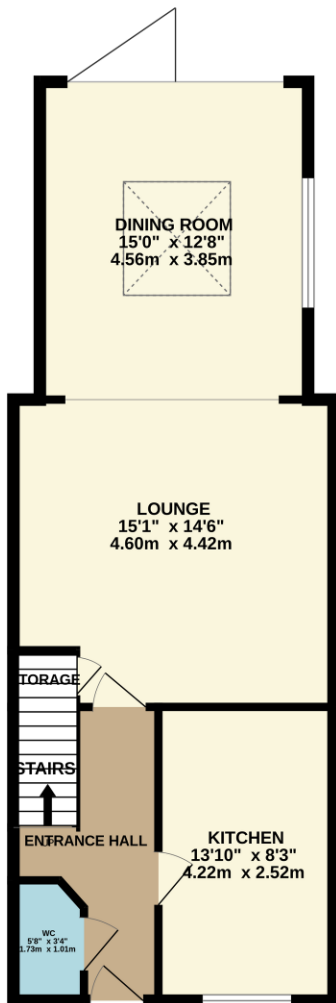
A BEAUTIFULLY LANDSCAPED LOW MAINTENANCE REAR GARDEN measuring approximately 50ft (15.24m) commencing with paved patio area leading to artificial lawn. Further paved patio to the rear with steel framed, powder coated pergola providing stunning outdoor entertaining area. Gate to side providing access to the front.



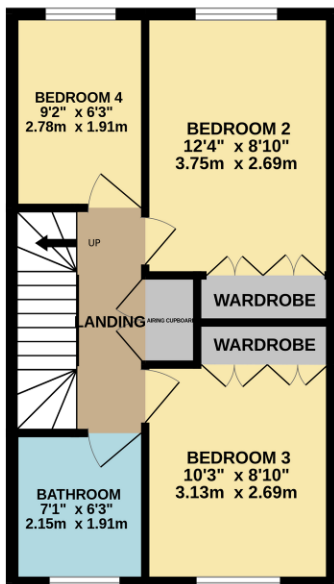
The FRONT has pathway to entrance door and own driveway to the side.



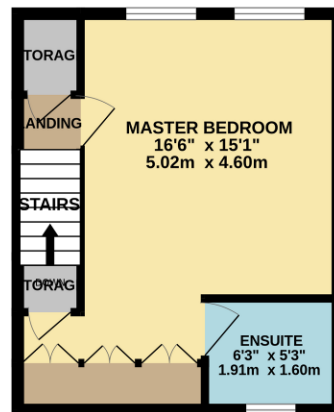
GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.0 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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