

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Hullbridge Road, Rayleigh, SS6 9NZ



**Guide Price:**  
**£475,000 - £500,000**

Situated within close walking distance to local shops, mainline railway station with links to London, Liverpool Street and local schools, is this substantial semi detached home with in excess of 2,200 square feet with a rear garden measuring approximately 95ft and own driveway providing off street parking. Offering versatile living accommodation to the ground floor with two reception rooms, large kitchen breakfast room, conservatory, four double bedrooms with en suite and bathroom to the first floor.

**NO ONWARD CHAIN. Viewing advised. Council Tax Band: D.  
EPC Rating: TBC. Our Ref: 19714.**

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)





Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

#### ENTRANCE HALL

Wood effect flooring. Plastered ceiling. Archway with steps up to main area of entrance hall. Double glazed window to front aspect. Radiators. Large built in storage cupboard. Wood effect flooring. Stairs to first floor accommodation with large under stairs walk in storage cupboard.

#### LOUNGE 17' 7" x 11' 1" (5.36m x 3.38m)

Double glazed window to front aspect. Feature fireplace with inset fire. Radiator. Textured ceiling.



#### DINING ROOM 13' x 11' 1" (3.96m x 3.38m)

Double glazed windows overlooking the conservatory. Glazed door providing access to conservatory. Radiator. Coving to ceiling.



#### CONSERVATORY 13' 6" x 10' 2" (4.11m x 3.1m)

Double glazed windows to rear aspect. Double glazed door providing access to rear garden. Tiled flooring. French doors to kitchen/breakfast room.



#### KITCHEN/BREAKFAST ROOM 22' 5" x 12' 4" (6.83m x 3.76m)

Double glazed windows to rear aspect. Door to utility room.



#### KITCHEN AREA

A comprehensive range of base and eye level units incorporating roll top work surface with inset stainless steel sink drainer unit. Integrated electric oven. Gas hob. Space and plumbing for appliances. Tiled splash backs. Wood effect herringbone style flooring. Plastered ceiling.

#### UTILITY ROOM 13' 10" x 11' 4" (4.22m x 3.45m)

Double glazed window to rear aspect. Double glazed stable door providing access to rear garden. Base level units. Space and plumbing for appliances. Inset stainless steel sink drainer unit. Radiator. Tiled flooring. Door to wc.



#### GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising pedestal wash hand basin and close coupled wc. Tiled flooring.

#### GALLERIED FIRST FLOOR LANDING

Double glazed window to front aspect. Access to loft. Agents Note: The landing area could be used as a study area, if required.



#### BEDROOM ONE 22' 5" max x 12' 4" (6.83m x 3.76m)

Double glazed windows to rear aspect. Airing cupboard. Radiator. Door to en suite.



#### EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled wc. Radiator. Tiled walls.





### BEDROOM TWO 25' 4" x 11' 4" (7.72m x 3.45m)

Double glazed window to front and rear aspects.  
Radiators.



### BEDROOM THREE 13' 2" x 11' 2" (4.01m x 3.4m)

Double glazed window to front aspect. Eaves storage.  
Radiator.

### BEDROOM FOUR 11' 2" x 10' (3.4m x 3.05m)

Double glazed window to rear aspect. Parquet wood effect flooring. Radiator.

### BATHROOM

A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc.  
Tiled walls. Radiator.

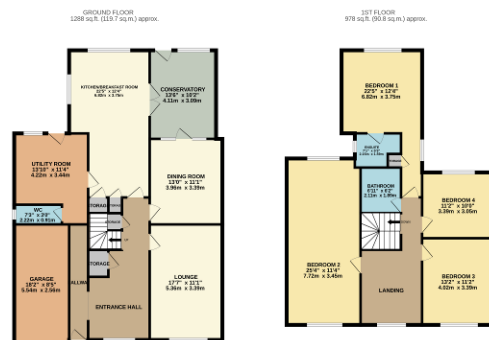


### EXTERIOR.

The **REAR GARDEN** measures approximately 95ft (28.96m) commencing with patio area leading to garden. Laid to lawn with a selection of mature flower and shrub borders. Further hardstanding patio area to the rear of the garden. Steps down to further enclosed patio area giving access to the utility room. Gate providing access to front.



The **FRONT** has own driveway providing off street parking leading to **INTEGRAL GARAGE** with up and over door. Small lawn area.



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.