

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Lower Road, Hullbridge, SS5 6DF



Guide Price:
£650,000 - £700,000

We are delighted to offer for sale this detached chalet with south west facing rear garden measuring approx 120ft at its maximum by 60ft. Having a large lounge/diner/breakfast room, modern kitchen, three good size bedrooms one with en suite, large family bathroom and huge loft area, in and out driveway and one and a half length integral garage. Close to local shops and amenities.

NO ONWARD CHAIN.

Viewing recommended. Council Tax Band: D.

EPC Rating: TBC. Our Ref: 20251.

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Accommodation comprises:

Entrance under **STORM PORCH** via uPVC double glazed doors with obscure windows to entrance hall.

ENTRANCE HALL

Porcelain tiled floor with under floor heating. Coving to plastered ceiling. Door to kitchen. Double doors to lounge/diner/breakfast area.



LOUNGE/DINER/BREAKFAST AREA 34' 9" x 32' 2" (10.59m x 9.8m)

Large double glazed sliding patio doors providing access to rear garden. Continuation of porcelain tiled floor with under floor heating. Plastered ceiling. Door to bedroom one.



DINING AREA

Large double glazed bay window to front aspect. Feature modern electric fireplace. Continuation of porcelain tiled floor with under floor heating. Stairs to first floor accommodation.





KITCHEN 13' 8" x 13' (4.17m x 3.96m)

uPVC double glazed bay window to front aspect. A range of base and eye level units incorporating roll edge work surface with inset sink drainer unit. Integrated NEFF oven. Integrated NEFF induction hob. Integrated dishwasher. Continuation of porcelain tiled flooring. Plastered ceiling.



BEDROOM ONE 14' 11" x 12' 8" (4.55m x 3.86m)

uPVC double glazed window to front aspect. Built in wardrobes with sliding doors. Radiator. Coving to plastered ceiling. Door to en suite.



EN SUITE

A two piece suite comprising inset sink with vanity storage below and close coupled wc. Towel rail. Extractor fan. Tiled walls. Tiled flooring.



BATHROOM

uPVC obscure double glazed window to rear aspect. A four piece suite comprising panelled bath, enclosed shower, inset sink with vanity storage below and close coupled wc. Towel rail. Storage cupboard. Tiled walls. Plastered ceiling with downlights.



FIRST FLOOR LANDING

Storage cupboard. Door to loft room.



BEDROOM TWO 13' 8" x 11' 10" (4.17m x 3.61m)

uPVC double glazed window to front aspect. Radiator. Eaves storage. Wood effect laminate flooring. Plastered ceiling with downlights.



LOFT ROOM 26' 3" max x 26' max (8m x 7.92m)
EXTERIOR.

BEDROOM THREE 12' 2" x 8' 11" (3.71m x 2.72m)

uPVC double glazed window to rear aspect. Built in wardrobes. Radiator. Plastered ceiling.



The **REAR GARDEN** measures approximately 120ft (36.58m) at its maximum with the main part of the garden measuring 50ft x 60ft (15.24m x 18.29m) with another area measuring 70ft x 20ft (21.34m x 6.1m) with sheds and storage. The garden commences with a patio area with the remainder being laid to lawn. Mature shrubs to borders. Door to garage.

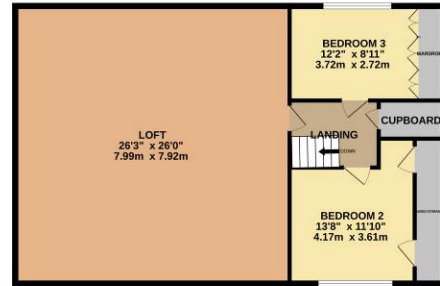
The **FRONT** has a block paved in and out driveway providing off street parking with a walled area with shrubs. **INTEGRAL ONE AND A HALF LENGTH GARAGE 30' x 9' 10" (9.14m x 3m)** with up and over door. uPVC double glazed door to rear.



GROUND FLOOR
1654 sq.ft. (153.6 sq.m.) approx.



1ST FLOOR
1064 sq.ft. (98.8 sq.m.) approx.



TOTAL FLOOR AREA : 2717 sq.ft. (252.5 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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