

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

25 Bartons Avenue, Hullbridge, SS5 6EH



£575,000

Situated in the popular High Elms Park Development is this detached house with detached garage and having a large lounge, modern kitchen/diner, four good size bedrooms and a south facing rear garden. Close to local shops and amenities.

Viewing advised. Council Tax Band: E.

EPC Rating: B. Our Ref: 20397.

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

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Accommodation comprises:

Entrance via a large composite entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage. Amtico flooring. Radiator. Plastered ceiling. Doors to lounge, wc and kitchen/diner.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising corner wash hand basin and close coupled wc. Radiator. Continuation of Amtico flooring. Plastered ceiling with downlights.



LOUNGE 18' 8" x 11' 11" (5.69m x 3.63m)

uPVC double glazed bay window to front aspect. Plastered ceiling. Radiator.



KITCHEN/DINER 18' 8" x 11' 11" (5.69m x 3.63m)

uPVC double glazed window to rear aspect. uPVC double glazed French doors providing access to rear garden. A comprehensive range of modern base and eye level units incorporating work surface with inset sink drainer unit. Integrated double electric oven. Five ring gas hob with extractor fan above. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Continuation of Amtico flooring. Plastered ceiling.



FIRST FLOOR LANDING

Doors to bedrooms two, three, four and bathroom.



BEDROOM TWO 14' 8" x 10' 11" (4.47m x 3.33m)

uPVC double glazed window to front aspect. Radiator. Plastered ceiling. Door to en suite.



EN SUITE

A three piece suite comprising enclosed shower with power shower, pedestal wash hand basin and close coupled wc. Radiator. Plastered ceiling. Amtico flooring. Part tiled walls.



BEDROOM THREE 11' 11" x 10' 11" (3.63m x 3.33m)

uPVC double glazed window to front aspect. Radiator. Plastered ceiling.



BEDROOM FOUR 12' x 7' 5" max (3.66m x 2.26m)

uPVC double glazed to rear aspect. Radiator. Plastered ceiling.



BATHROOM

Obscure uPVC double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc. Amtico flooring. Part tiled walls.



SECOND FLOOR LANDING



BEDROOM ONE 19' 4" x 11' 6" (5.89m x 3.51m)

uPVC sky light window to front and rear aspects. Radiator. Plastered ceiling. Access to loft. Door to en suite.



EN SUITE

uPVC sky light window. A three piece suite comprising enclosed shower, pedestal wash hand basin and close coupled wc. Part tiled walls. Amtico flooring.



EXTERIOR.

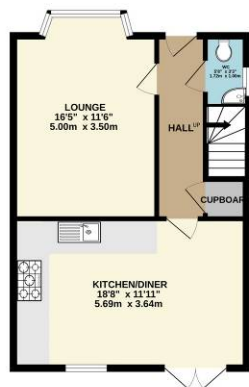
The **REAR GARDEN** is south facing commencing with patio leading to garden. Laid to lawn. Exterior tap. Exterior power point. **PITCHED ROOF GARAGE** with up and over door to front. Storage in roof void.



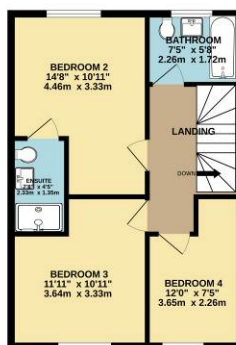
The **FRONT** has off street parking for three vehicles. Pathway to front door with shrubs and lawn.



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 1432 sq.ft. (133.1 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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