

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hilton Crescent, Hullbridge, Hockley, SS5 6FG



£425,000

Situated in a popular position on the High Elms development, with far reaching views over open fields to the front, is this three double bedroom semi-detached family home laid out over three floors and benefiting from having large master bedroom with en suite to the top floor, modern kitchen, open plan lounge/diner, landscaped low maintenance rear garden and own driveway providing off-street parking. Walking distance to local shops, school and bus routes.

NO ONWARD CHAIN.

Council Tax Band: D. EPC Rating: B.

Ref 20360

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin with tiled splash back. Wood effect flooring. Radiator.

KITCHEN 13' 6" x 6' 4" (4.11m x 1.93m)

Double glazed window to the front aspect. Range of base and eye level Shaker style units. Square edge work surfaces with complimentary upstands. Inset stainless steel sink drainer unit. Integrated electric oven. Electric hob with stainless steel extractor chimney above. Integrated dishwasher. Space for appliances. Wood effect flooring. Plastered ceiling.

LOUNGE/DINER 17' 2" x 13' 2" (5.23m x 4.01m)

Double glazed French doors providing access to rear garden. Large walk-in under stairs storage cupboard. Wood effect flooring. Plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Stairs to second floor accommodation.



BEDROOM TWO 11' 3" x 9' 9" (3.43m x 2.97m)

Two double glazed windows to the rear aspect. Fitted wardrobes to one wall. Plastered ceiling. Radiator. Door to Jack & Jill Bathroom.



JACK & JILL BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Towel radiator.



BEDROOM THREE 13' 2" x 11' 1" (4.01m x 3.38m)

Two double glazed windows to the front aspect. Plastered ceiling. Radiator.



SECOND FLOOR ACCOMMODATION

LANDING

Door to Master Bedroom.

BEDROOM ONE 28' 4" max x 13' 2" max (8.64m x 4.01m)

Two double glazed windows to the rear aspect. Double glazed window to the front aspect. Over stairs storage cupboard. Fitted wardrobes. Plastered ceiling. Radiator.



EN SUITE

Velux window to the front aspect. WC with low level cistern. Pedestal wash hand basin. Tiled shower cubicle with thermostatic shower. Tiled floor. Part tiled walls. Plastered ceiling. Towel radiator.



EXTERIOR

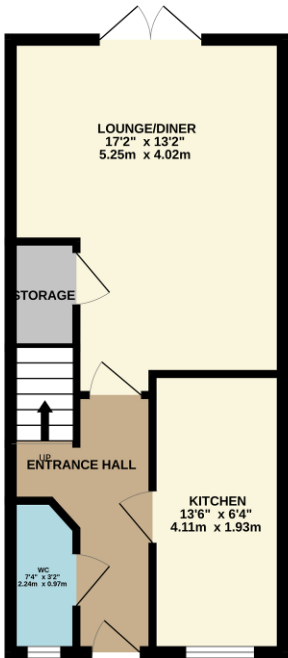
The **LANDSCAPED LOW MAINTENANCE REAR GARDEN** measures approximately **50' (15.24m)** and commences with large patio area leading to artificial lawn. Large **SHED** to remain. Gate to side providing access to the front.



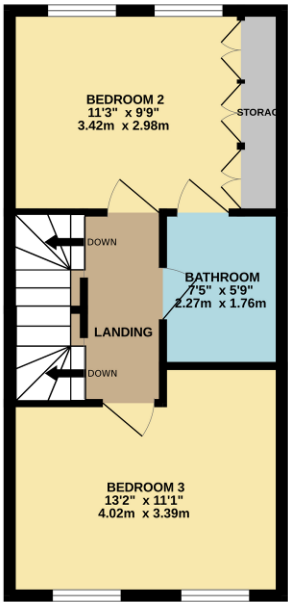
The **FRONT** has own driveway providing off-street parking.



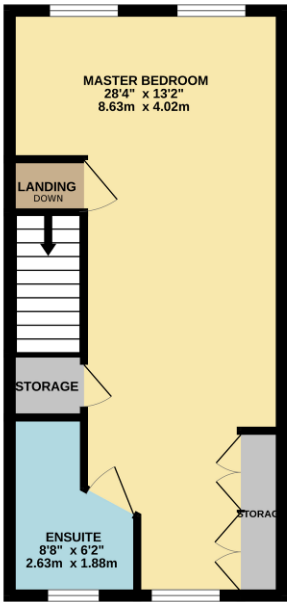
GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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