

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Lower Road, Hullbridge, SS5 6DA



**Guide Price:**  
**£400,000 - £425,000**

Situated within close walking distance to local shops and schools is this well presented extended four bedroom semi detached chalet with a large driveway providing off street parking for several vehicles and a rear garden measuring approximately 50ft. Offering versatile open plan accommodation to the ground floor with luxury modern fitted ground shower room and first floor bathroom.

Viewing highly recommended. Council Tax Band: C.  
EPC Rating: TBC. Our Ref: 20461.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

#### ENTRANCE HALL

Radiator. Plastered ceiling.

#### LUXURY GROUND FLOOR SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer taps and vanity storage below and close coupled wc. Heated towel radiator. Tiled walls. Complimentary tiled flooring. Plastered ceiling.



#### BEDROOM FOUR 9' 6" x 9' 1" (2.9m x 2.77m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling.



#### BEDROOM THREE 15' 4" x 9' 4" (4.67m x 2.84m)

Double glazed bay window to front aspect. Radiator. Coving to plastered ceiling.



#### KITCHEN 9' 6" x 9' 2" (2.9m x 2.79m)

Double glazed window to side aspect. A range of base and eye level units incorporating roll top work surface with inset sink drainer unit. Freestanding cooker with stainless steel extractor chimney above. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Cupboard housing wall mounted boiler. Tiled flooring. Coving to plastered ceiling. Open plan through to dining room.





### DINING ROOM 15' x 9' 4" (4.57m x 2.84m)

Stairs to first floor accommodation. Radiator. Wood effect flooring. Coving to plastered ceiling. Open plan through to lounge.



### LOUNGE 17' 3" x 11' 6" (5.26m x 3.51m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Continuation of wood effect flooring. Twin radiators. Coving to plastered ceiling.



### FIRST FLOOR LANDING

Double opening storage cupboard.



### BEDROOM ONE 15' 8" x 8' 7" (4.78m x 2.62m)

Double glazed windows to rear aspect. Radiator. Eaves storage cupboards. Plastered ceiling.



### BEDROOM TWO 12' 5" x 11' 9" (3.78m x 3.58m)

Double glazed window to front aspect. Radiator. Plastered ceiling.





Obscure double glazed window to front aspect. A three piece suite comprising panelled bath with chrome mixer taps and shower attachment, wall mounted inset wash hand basin with chrome mixer tap and vanity drawer storage below and close coupled wc. Extractor. Part tiled walls. Tiled flooring. Plastered ceiling.



The **REAR GARDEN** measures approximately 50ft (15.24m) commencing with patio area leading to garden. Laid to lawn. Shingled area with sleeper border currently being used as a play area. Further patio to rear of garden providing perfect outdoor seating space. Spacious side way with gates providing access to front.



GROUND FLOOR  
743 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



**TOTAL FLOOR AREA:** 1185 sq. ft. (108.2 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, whether in writing or verbally, in respect of any information used or relied on, such as by prospective purchasers. 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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