

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Lowlands Road, Hullbridge, SS5 6EB



Guide Price £525,000 - £550,000

Situated on the popular High Elms development is this stunning, three storey four bedroom detached family home, improved by the current owners with recently landscaped larger than average for the development rear garden and benefiting from having luxury master bedroom suite with dressing area and en suite, en suite to bedroom two, own driveway providing off-street parking and detached garage.

Council Tax Band: E. EPC Rating: B.

Ref 20495

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

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

LOUNGE 17' 3" into bay x 11' 8" (5.26m x 3.56m)

Double glazed bay window to the front aspect. Feature media wall with inset TV and electric fire. Plastered ceiling. Radiators.



KITCHEN/BREAKFAST ROOM 18' 4" x 12' 8" (5.59m x 3.86m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of modern high gloss base and eye level units. Wood effect work surfaces. Inset sink drainer unit. Eye level twin electric oven. Separate gas hob with stainless steel extractor chimney above. Feature brick shape tiled splash backs. Integrated dish washer. Integrated washing machine. Integrated fridge/freezer. Wood effect flooring. Plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Stairs to second floor accommodation.

BEDROOM TWO 13' 2" x 10' 4" (4.01m x 3.15m)

Double glazed window to the front aspect. Fitted wardrobes to one wall. Plastered ceiling. Radiator.



EN SUITE

WC with low level cistern. Pedestal wash hand basin. Fully tiled shower cubicle with thermostatic shower. Wood effect flooring. Part tiled walls. Towel radiator.



BEDROOM THREE 12' 8" x 10' 4" (3.86m x 3.15m)

Double glazed window to the rear aspect. Fitted wardrobes. Plastered ceiling. Radiator.



BEDROOM FOUR 10' 2" max x 8' max (3.1m x 2.44m)

Double glazed window to the rear aspect. Fitted wardrobes. Plastered ceiling. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath. Wood effect flooring. Part tiled walls. Plastered ceiling. Towel radiator.



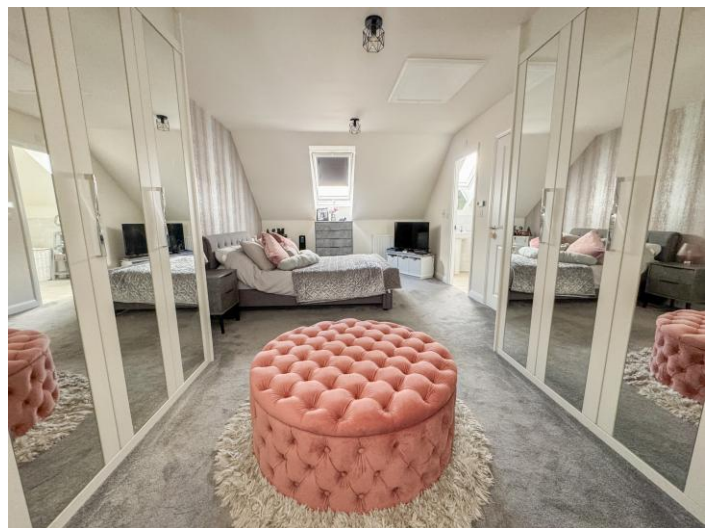
SECOND FLOOR ACCOMMODATION

LANDING

Storage cupboard.

MASTER BEDROOM SUITE 20' 8" max x 11' 2" max (6.3m x 3.4m)

Double glazed Velux window to the rear aspect. Double glazed Velux window to the front aspect. Fitted wardrobes in dressing area. Plastered ceiling. Access to loft. Radiators.



EN SUITE

Double glazed Velux window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Fully tiled shower cubicle with thermostatic shower. Wood effect flooring. Part tiled walls. Plastered ceiling. Towel radiator.



EXTERIOR

The **RECENTLY LANDSCAPED REAR GARDEN** measures approximately 60' (18.29m) and commences with recently laid patio area, providing perfect outdoor seating area, leading to recently laid artificial lawn. Fencing to all boundaries. Gate providing access to the front.

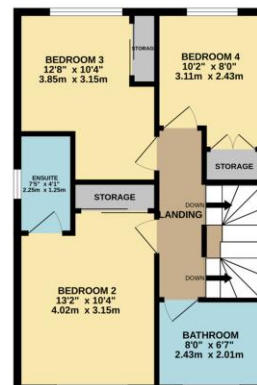


The **FRONT** has own driveway providing off-street parking for two/three vehicles leading to **DETACHED PITCHED ROOF GARAGE 17' 7" x 10' 2" (5.36m x 3.1m)** with Up & Over door.

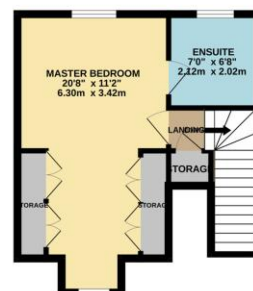
GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



2ND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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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