

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Windermere Avenue, Hullbridge, SS5 6JT



Offers In Excess Of £650,000

Situated in a sought after location, within a short walk to local shops, school and the River Crouch with its picturesque views and waterside walks, is this stunning, four double bedroom detached family home benefiting from having en suite to master bedroom, versatile open plan living accommodation, approximately 70ft rear garden and own driveway providing off-street parking.
Council Tax Band:E. EPC Rating:C .
Our Ref 196772

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. Solid wood flooring. Coving to plastered ceiling. Radiator.



KITCHEN/BREAKFAST ROOM 12' 10" x 9' 3" (3.91m x 2.82m)

Double glazed window to the front aspect. Comprehensive range of modern Shaker style base and eye level units. Granite work surfaces. Inset sink drainer unit. Complimentary upstands. Integrated eye level twin electric ovens. Induction hob with Granite splash back and stainless steel extractor chimney above. Integrated dish wash. Under stairs storage cupboard. Tiled flooring. Coving to plastered ceiling. Inset spot lights.



LOUNGE/DINER 20' 9" x 16' 11" (6.32m x 5.16m)

Two double glazed windows to the side aspect. Double glazed window to the rear aspect. Door to Utility Room. Double glazed French doors with full height adjacent windows, providing access to Conservatory. Feature stone fireplace with inset fire. Solid wood flooring. Coving to plastered ceiling. Radiator.



CONSERVATORY 10' 10" x 10' 3" (3.3m x 3.12m)

Double glazed windows to all aspects. Double glazed French doors providing access to the rear garden. Solid wood flooring. Radiator.



UTILITY ROOM 6' 8" x 5' 6" (2.03m x 1.68m)

Double glazed door providing access to the side. Modern Shaker style base and eye level units. Granite effect roll edge work surfaces. Inset stainless steel sink drainer unit. Space for appliances. Tiled floor.



PLAYROOM (FORMERLY GARAGE) 16' 1" x 8' (4.9m x 2.44m)

Double glazed window to the front aspect. Custom built-in storage cupboard. Solid wood flooring. Coving to plastered ceiling. Inset spot lights. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with tiled splash back and vanity storage below. Tiled floor. Coving to plastered ceiling. Inset spot lights. Chrome heated towel radiator.



FIRST FLOOR ACCOMMODATION

GALLARIED LANDING

Double glazed window to the side aspect. Airing cupboard.



BEDROOM ONE 15' x 11' 9" (4.57m x 3.58m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Radiator.



EN SUITE

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Double walk-in fully tiled shower cubicle with thermostatic shower and Waterfall shower head. Wood effect flooring. Part tiled walls. Coving to plastered ceiling. Inset spot lights. Heated towel radiator.



BEDROOM TWO 12' x 11' 8" (3.66m x 3.56m)

Two double glazed windows to the front aspect. Sliding door wardrobes with mirrors to one wall. Coving to plastered ceiling. Radiator.



BEDROOM THREE 17' 4" max x 9' max (5.28m x 2.74m)

Double glazed window to the rear aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 14' 8" x 9' 1" (4.47m x 2.77m)

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



LUXURY FAMILY BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Free standing roll top bath with chrome claw feet and central taps with telephone handset shower attachment. Double walk-in shower cubicle with thermostatic shower and Waterfall shower head. Wood effect flooring. Part tiled walls. Coving to plastered ceiling. Inset spot lights. Heated towel radiator.



EXTERIOR

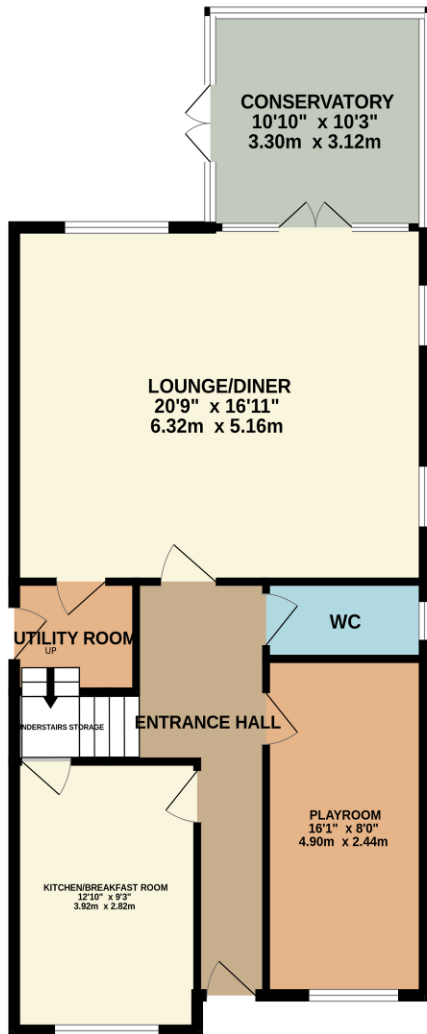
The **REAR GARDEN** measures approximately 70' (21.34m) and commences with patio leading to laid lawn. Selection of mature flowers and shrubs. Pea shingle play area to the rear with **BAR and LOG CABIN**, with power and lighting. Gate to the side providing access to the front.



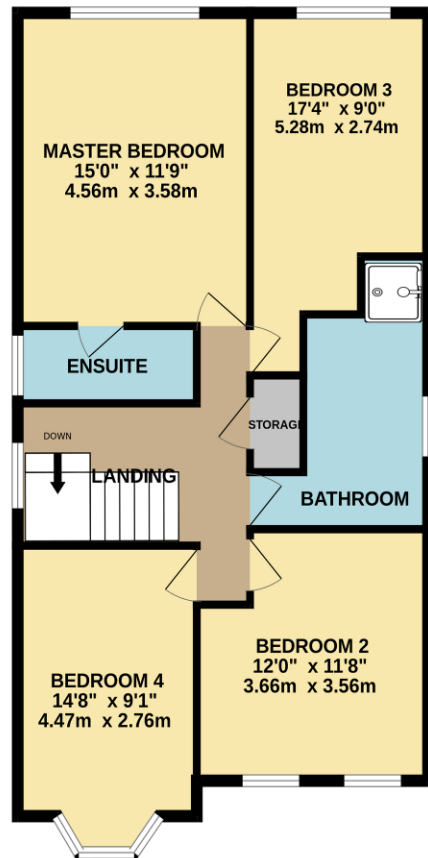
The **FRONT** has privacy hedging and brick with own block paved driveway providing off-street parking for several vehicles.



GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 1669 sq.ft. (155.1 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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