

Burnham Road | Hullbridge | Hockley | SS5 6HJ

Guide Price £400,000 - £425,000

bear Estate Agents

* GUIDE PRICE £400,000 - £425,000 * GARAGE & PARKING* BATHROOM & EN-SUITE * UTILITY ROOM & DOWNSTAIRS WC * OFF-STREET PARKING * CLOSE TO THE RIVER CROUCH * Bear Estate Agents are pleased to welcome to market this larger than average three-bedroom terraced house, set in the lovely village of Hullbridge, close to the River Crouch and within reach of Rayleigh Station. The property features a modern kitchen-diner with a separate utility room, offering practical and comfortable living space.

The home includes three bedrooms, with an en-suite shower room to bedroom one, as well as a family bathroom and a convenient downstairs WC.

Externally, the property benefits from off-street parking and a garage to the front, and a beautiful rear garden completing this appealing home in a quiet Hullbridge location!

- Garage
- Three bedrooms
- Utility room
- Close to the river crouch
- Outbuilding
- Off-street parking
- Downstairs WC
- Modern kitchen-diner
- En-suite to bedroom one
- Refurbished bathroom and en-suite to master

Parking/Frontage
Paved driveway for multiple vehicles with additional lawn area to front and access to the garage. Pathway leads to front door.

Garage
Access via up-over-door to front. Fitted with lighting and power throughout with additional fitted storage.

Porch
UPVC door with obscured window centre to front. Spotlight and carpeted. Leads to living room.

















Living Room
14'1 x 16'1 (4.29m x 4.90m)
Spotlights, large double window to front, two wall-mounted radiators and carpeted throughout. Further leading to kitchen/diner

Kitchen-Dining Area
16'9 x 9'11 (5.11m x 3.02m)
Spotlights, large double window to rear, French doors to rear garden, wall-mounted radiator and tiled flooring throughout. Range of wall and floor mounted units including stainless steel sink and dryer, integrated oven with additional induction hob and extractor fan overhead, integrated dishwasher and undercounter fridge & freezer. Leads onto downstairs WC and utility area

Downstairs WC
Spotlights, obscured window to rear, wall-mounted radiator, wash hand basin with pitted storage, low-level WC, part tiled walls and tiled flooring.

Utility Area
Wall and floor mounted units with space for washing machine/ tumble dryer, tiled flooring and wall-mounted radiator. Doorway leads to integrated garage

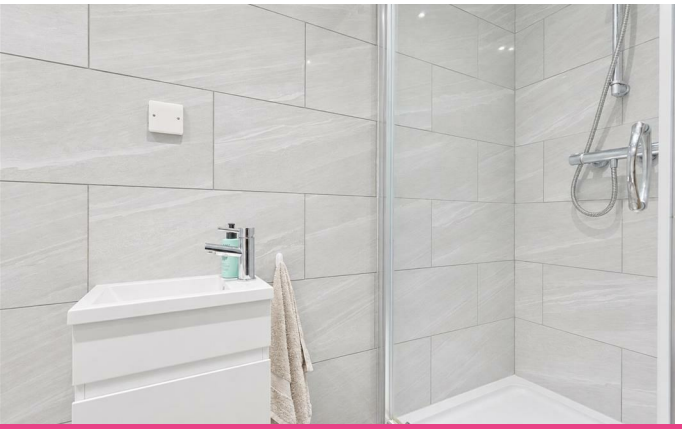
Landing
Spotlights, loft hatch, airing cupboard and carpeted throughout. Access to all bedrooms and family bathroom.

Bedroom One
13'8 x 9'11 (4.17m x 3.02m)
Spotlights, large double window to rear, wall-mounted radiator and carpeted throughout. Access to ensuite.











Ensuite
Spotlights, shower unit, wash hand basin with storage, low-level WC, tiled walls and tiled flooring.

Bedroom Two
9'11 x 14'1 (3.02m x 4.29m)
Ceiling mounted light fitting , two windows to front, wall mounted radiator, recessed storage and carpeted throughout .

Bedroom Three
10'6 x 8'4 (3.20m x 2.54m)
Ceiling mounted light fitting , large window to front , wall mounted radiator and carpeted throughout .

Bathroom
9'10 x 5'3 (3.00m x 1.60m)
Spotlights , obscured window to rear , heated towel rail , bath unit with shower overhead , integrated wash hand basin and low-level WC unit with storage, tiled walls and tiled flooring .

Rear Garden
Access via French doors in dining area and door in utility area. Tiled patio area further leads to tiled path and additional patio to rear. Plant borders with mature trees and shrubs either side, with additional access via gate to rear. Composite style shed to one side.











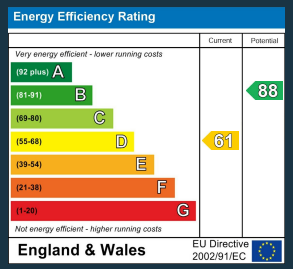
GROUND FLOOR



1ST FLOOR



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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