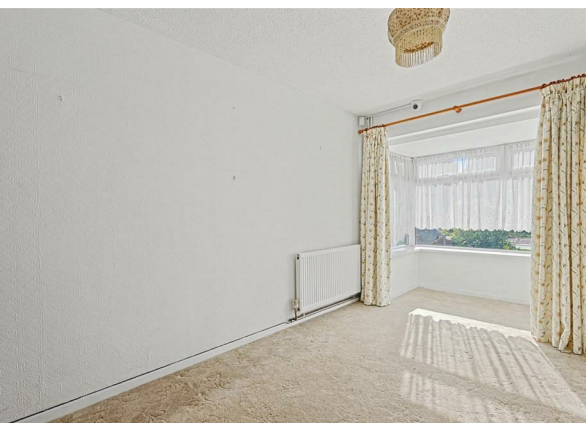


145 Lower Road, Hullbridge, Essex, SS5 6BH
Guide Price £325,000

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Estate Agents



145 Lower Road, Hullbridge, Essex, SS5 6BH

Guide Price £325,000

Council Tax Band: C

* No Onward Chain * *Guide Price £325,000 - £350,000*

A spacious and versatile semi-detached chalet offering generous living areas, ample off-street parking and a large garden, all set within a charming semi-rural village location close to amenities, schools and scenic riverside walks.

This well-proportioned home begins with a porch leading into a welcoming entrance hall. To the front is a bay fronted dining room which opens into a large lounge featuring a fireplace and a door leading out to the garden, creating a sociable and flexible living arrangement. The kitchen is impressively sized and fitted with a breakfast bar, flowing into a dual aspect utility room with garden access. The ground floor also hosts a double bedroom with built-in storage and a four piece shower room comprising a shower, sink, WC and bidet. Upstairs, the landing leads to a sizeable master bedroom with built-in wardrobes and an ensuite WC, plus a second double bedroom with storage. Outside, the property enjoys a large rear garden with a patio seating area and ample off-street parking to the front. Additional benefits include double glazing and gas central heating.

Situated on Lower Road in Hullbridge, the village offers a welcoming community atmosphere with local amenities, convenient bus links and picturesque walking routes along the River Crouch. Nearby towns provide further shopping, leisure facilities and train services with direct routes into London, making this an ideal setting for both families and commuters.

Entrance Hall

17'0 x 7'8

Carpeted flooring throughout, access to upstairs accommodation and double glazed windows to the side aspect.

Lounge Into Dining Room

34'2 x 10'5

Double glazed bay window to the front and rear aspect, double glazed door accessing the rear garden, feature fireplace, two wall mounted radiators, power points, carpeted flooring throughout and open access into the lounge area.

Kitchen

11'10 x 10'1

Double glazed windows to the rear aspect, eye and base units, sink, tiled splashbacks, gas hob with extractor fan above, wall mounted radiator, tiled flooring and access to the utility room.

Utility Room

11'8 x 5'3

Double glazed window to the side and rear aspect, double glazed door to the rear garden, storage cupboards and tiled flooring throughout.

Bedroom Three

9'7 x 6'5

Double glazed window to the side aspect, fitted wardrobe units, power points, wall mounted radiator and carpeted flooring throughout.

Four Piece Shower Room

6'3 x 4'3

Obscure double glazed window to the side aspect, WC, storage units, vanity sink unit with storage below, walk in shower unit, tiled surrounds and tiled flooring throughout.

Bedroom One

18'10 x 9'4

Double glazed windows to the rear and side aspect, fitted wardrobe storage surround, power points, wall mounted radiator and carpeted flooring throughout.

Bedroom Two

15'3 x 6'7

Double glazed window to the rear aspect, wall mounted radiator, space for storage, power points and carpeted flooring throughout.

Rear Garden

Mature shrubs, mostly laid to lawn and access to the front via the side.



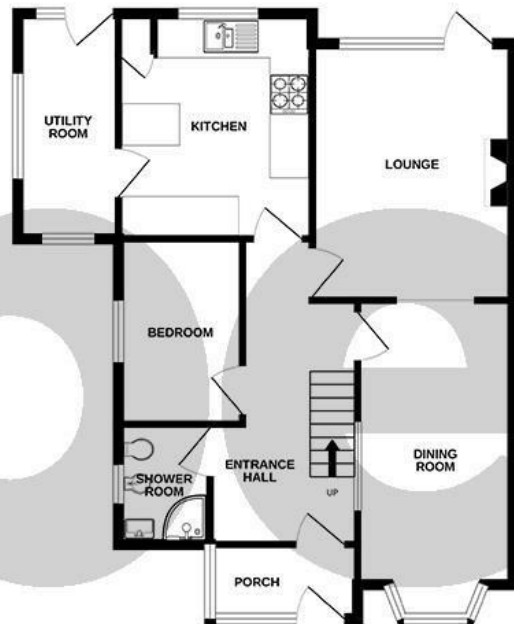


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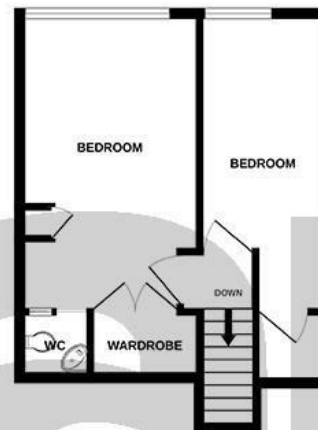
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GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	