

Cherrydene Close, Hullbridge, SS5 6HL



Guide Price:
£350,000 - £365,000

Situated in a quiet cul de sac, siding onto open fields with far reaching views creating a semi rural feel, is this immaculate three bedroom semi detached house with modern fitted kitchen and shower room, secluded rear garden, driveway providing off street parking and detached garage. Within walking distance to local amenities and the River Crouch.

Viewing advised. EPC Rating: D. Our Ref: 17386.

Directions: Proceeding from the centre of Hockley at the Spa roundabout take Main Road sign posted Rayleigh. Passing the Bull PH on your left-hand side, turn right into Folly Lane. Follow Folly Lane until the t-junction turning right into Church Road. Follow Church Road until the t-junction turning left into Lower Road. Take the second turning on the right into Burnham Road and Cherrydene Close is the first turning on the right.



Tel: 01702 200666 **www.williamsanddonovan.com**

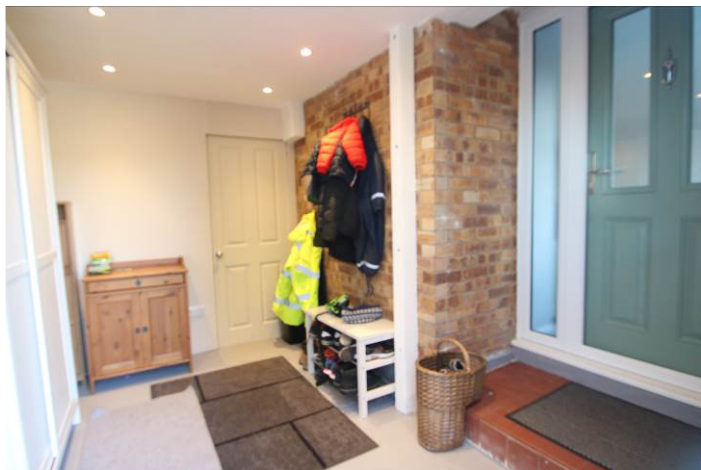
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Entrance via uPVC glazed entrance door to entrance lobby.

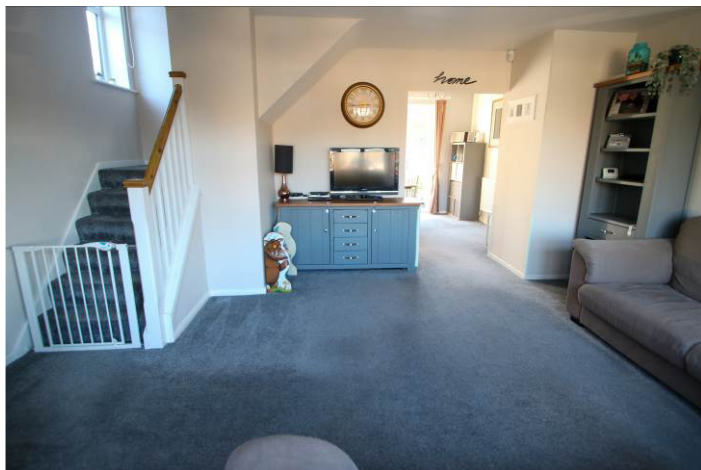
SPACIOUS ENTRANCE LOBBY

Plastered ceiling with inset spotlighting. Door to large storage lean to/shed. uPVC composite providing access to lounge.



LOUNGE 16' 6" x 16' 2" (5.03m x 4.93m)

Double glazed semi bay window to front aspect. Plastered ceiling. Radiator. Stairs to first floor accommodation. Open plan to dining room.



DINING ROOM 10' 4" x 7' 5" (3.15m x 2.26m)

Double glazed French doors providing access to rear garden. Storage cupboard. Radiator. Door providing access to kitchen.



KITCHEN 10' 4" x 8' 10" (3.15m x 2.69m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating granite effect roll top work surface with one and a half stainless steel sink drainer unit. Space for freestanding cooker. Space and plumbing for further appliances. Wood effect flooring. Tiled walls.



FIRST FLOOR LANDING

Double glazed window to side aspect. Storage/airing cupboard.

BEDROOM ONE 11' 3" x 10' 2" (3.43m x 3.1m)

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



BEDROOM TWO 12' x 8' 7" (3.66m x 2.62m)

Double glazed window to front aspect. Radiator. Plastered ceiling. Built in storage cupboard.



BEDROOM THREE 12' x 7' 8" (3.66m x 2.34m)

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



BATHROOM (RECENTLY FITTED)

Obscure double glazed window to rear aspect. A modern three piece suite comprising panelled bath with chrome mixer taps and thermostatic shower above, pedestal wash hand basin and low level wc. Chrome heated towel rail. Plastered ceiling with inset spotlighting. Part tiled walls.



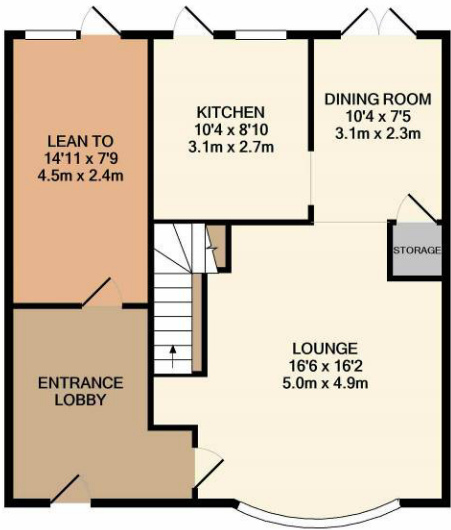
EXTERIOR.

The **REAR GARDEN** measuring approximately 40ft (12.19m) commencing with crazy paved patio area which in turn leads to garden. Laid to lawn with flower and shrub borders. The left flank boundary has far reaching views overlooking fields creating a semi rural feel. Door to **LARGE STORAGE LEAN TO/SHED 14' 11" x 7' 9" (4.55m x 2.36m)** with power and lighting.

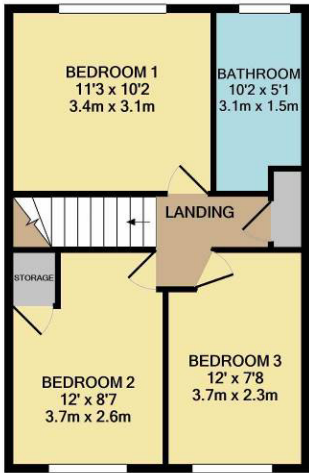




The **FRONT** has own driveway providing off street parking leading to **DETACHED GARAGE**.



GROUND FLOOR
APPROX. FLOOR
AREA 624 SQ.FT.
(57.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1035 SQ.FT. (96.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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