

Birchdale, Hullbridge SS5 6LY



£375,000

Situated in a sought after location is this well presented, three bedroom semi-detached chalet benefiting from having spacious kitchen/diner, lounge with rear conservatory, secluded rear garden, own driveway and garage. In a quiet cul-de sac position within a short walk to the River Crouch.

NO ONWARD CHAIN.
EPC Rating: E. Our Ref 17843



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Entrance via double glazed entrance door to

ENTRANCE HALL

Double glazed window to the side aspect. Stairs to first floor accommodation.

GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. Low level WC. Inset wash hand basin with vanity storage below. Part panelled, part tiled walls.



KITCHEN/DINER 15' 11" x 13' 6" (4.85m x 4.11m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Range of modern base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Space for free standing cooker. Tiled splash backs. Space for appliances. Two large storage cupboards. Space for dining table and chairs. Tiled floor. Radiator.



LOUNGE 15' 11" x 11' 9" (4.85m x 3.58m)

Double glazed patio doors providing access to conservatory. Wood effect flooring. Radiator.

CONSERVATORY 13' 3" x 6' 8" (4.04m x 2.03m)

Double glazed windows. Double glazed French doors providing access to rear garden. Sloped roof. Tiled floor.

**FIRST FLOOR ACCOMMODATION****LANDING**

Over stairs storage cupboard.

BEDROOM ONE 13' 1" x 12' (plus wardrobes) (3.99m x 3.66m)

Double glazed window to the rear aspect. Fitted sliding door wardrobes to one wall. wood floor. Radiator.

**BEDROOM TWO 10' 4" x 9' 11" (3.15m x 3.02m)**

Double glazed window to the front aspect. Radiator.

**BEDROOM THREE 10' 4" x 6' (3.15m x 1.83m)**

Double glazed window to the front aspect. Radiator.

FAMILY BATHROOM

Obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin. Bath with shower over. Tiled floor. Tiled walls. Radiator.



EXTERIOR

The **REAR GARDEN** measures approximately **35' (10.67m)** and commences with small patio area providing space for seating. Laid lawn with stepping stones leading to the rear. Established flowers and shrubs.

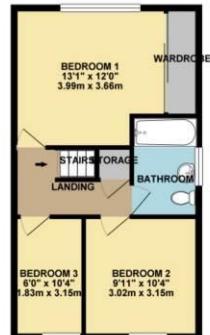


The **FRONT** has lawn area and own driveway providing off-street parking leading to **GARAGE 17' 3" x 8' 6"** (**5.26m x 2.59m**) with manual up and over door, personal door leading to rear garden and further door providing access to **WORKSHOP 8' 6" x 5' 8" (2.59m x 1.73m)** with window to rear, power and light.

GROUND FLOOR 730.14 sq. ft.
(67.83 sq. m.)



1ST FLOOR 450.79 sq. ft.
(41.88 sq. m.)



TOTAL FLOOR AREA: 1180.93 sq. ft. (109.71 sq. m.) approx.
Dimensions shown are given in metric and are intended to illustrate the accuracy of the property concerned here. Measurements, whilst taken with great care, are approximate only. The Agent and their clients do not accept responsibility for any inaccuracies or omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. It is the responsibility of the purchaser to have a survey carried out by a qualified surveyor and to have a solicitor appointed to advise on the title and any other relevant documents.

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