

Ferry Road, Hullbridge, SS5 6EZ



Guide Price:
£375,000 - £400,000

A deceptively spacious well presented three bedroom semi detached chalet with two reception rooms, conservatory, kitchen and separate utility room, ground floor bathroom, master bedroom with en suite and walk in wardrobe, secluded rear garden and off street parking. Within walking distance of local shops and amenities.

Viewing highly advised. Our Ref: 17902.



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Entrance via entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation with open under stairs storage. Wood effect flooring. Radiator.



DINING ROOM 14' x 11' (4.27m x 3.35m)

Double glazed window to front aspect. Wood effect flooring. Radiator. Double doors to lounge.



LOUNGE 16' 2" x 11' (4.93m x 3.35m)

Fireplace. Radiator. Wood effect flooring. Double doors providing access to conservatory.



CONSERVATORY 9' 4" x 9' 3" (2.84m x 2.82m)

Double glazed windows to all aspects. Double glazed French doors providing access to rear garden. Pitched sky lights. Tiled flooring.



KITCHEN 10' 6" x 8' 6" (3.2m x 2.59m)

Double glazed window to rear aspect. A comprehensive range of base and eye level units incorporating roll edge work surface with an inset sink drainer unit. Space for cooker with stainless steel extractor hood above. Space for appliances. Wall mounted boiler. Tiled splash back. Doorway to utility room.



UTILITY ROOM 8' 8" x 4' 1" (2.64m x 1.24m)

Double glazed window to side aspect. Door providing access to rear garden. Space for washing machine and tumble dryer.



GROUND FLOOR BATHROOM

Obscure double glazed window to side aspect. A modern three piece suite comprising panelled bath with shower above and glass shower screen, wash hand basin inset to vanity unit with storage below and low level wc with dual push flush above. Tiled walls. Tiled flooring.



FIRST FLOOR LANDING

BEDROOM ONE 11' 6" x 9' 11" (3.51m x 3.02m)

Double glazed window to rear aspect. Fitted wardrobes to one wall. Radiator. Doors to **WALK IN WARDROBE** and en suite.



EN SUITE SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising shower cubicle, wash hand basin and low level wc. Wood effect flooring.



BEDROOM TWO 13' 9" x 7' 10" (4.19m x 2.39m)

Double glazed window to front aspect. Radiator. Wood effect flooring.



BEDROOM THREE 10' 11" x 7' 11" (3.33m x 2.41m)

Double glazed window to front aspect. Radiator.

EXTERIOR.

A **LOW MAINTENANCE REAR GARDEN** commencing onto decking with space for table and chairs. Slate with stepping stones leading to rear. A range of established raised flowerbed, shrubs and trees. To the rear there is a **LARGE SUMMERHOUSE** to remain. Additional raised decking area to rear. Direct access to



DETACHED GARAGE 15' 5" x 7' 10" (4.7m x 2.39m) with single door to front. Windows to front and side. Side gate providing access to front.

The **FRONT** has driveway providing off street parking for two/three vehicles.



GROUND FLOOR
APPROX. FLOOR
AREA 694 SQ.FT.
(64.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.1 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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Consumer Protection from Unfair Trading Regulations 2008.

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