

## Broom Road, Hullbridge SS5 6HN



Guide Price £400,000-£425,000

Situated in a quiet side road within central Hullbridge is this spacious, four bedroom semi-detached family home benefiting from having a large lounge, modern kitchen/dining room, rear garden measuring approximately 50ft, ample off-street parking on own driveway and garage.

**NO ONWARD CHAIN.**

EPC Rating: tbc. Our Ref 18160



Tel: 01702 200666 [www.williamsanddonovan.com](http://www.williamsanddonovan.com)

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: [hockleysales@williamsanddonovan.com](mailto:hockleysales@williamsanddonovan.com)

Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via double glazed entrance door to

### ENTRANCE HALL

Stairs to first floor accommodation.

### LOUNGE 15' 7" x 12' 8" (4.75m x 3.86m)

Double glazed window to the front aspect. Built-in under stairs storage cupboard. Radiator. Double opening doors leading to



### KITCHEN/DINING ROOM 16' 7" x 10' 3" (5.05m x 3.12m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Modern fitted base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Built-in waist and eye level double oven. Inset Induction hob with splash back and stainless steel extractor hood above. Walk-in larder cupboard. Integrated fridge/freezer. Space for dish washer. Space for table and chairs.



### FIRST FLOOR ACCOMMODATION

#### LANDING

Stairs to second floor accommodation.

### BEDROOM ONE 11' 6" x 10' 3" (3.51m x 3.12m)

Double glazed window to the rear aspect. Radiator.



### BEDROOM TWO 12' 7" x 9' 8" (3.84m x 2.95m)

Double glazed window to the front aspect. Fitted wardrobes to one wall. Radiator.





#### BEDROOM FOUR 8' 9" x 6' 11" (2.67m x 2.11m)

Double glazed window to the front aspect. Radiator.



#### FAMILY BATHROOM 10' 3" x 7' 7" (3.12m x 2.31m)

Obscure double glazed window to the rear aspect. Low level WC. Inset wash hand basin with vanity storage below. Panelled bath. Walk-in shower enclosure with glass shower doors. Tiled floor. Tiled walls. Chrome heated towel rail.



### SECOND FLOOR ACCOMMODATION

#### LANDING

Door to

#### BEDROOM THREE (RESTRICTED HEAD HEIGHT) 14' 10" x 11' 11" max (4.52m x 3.63m)

Double glazed Velux window to the rear aspect. Several eaves storage cupboards. Radiator.

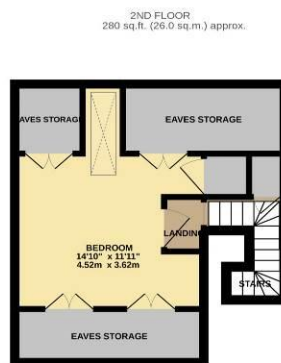
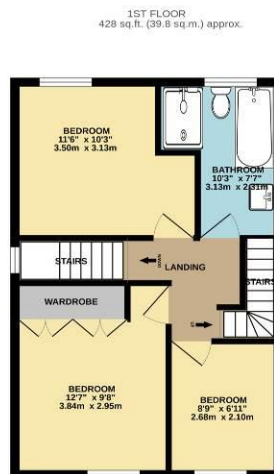


### EXTERIOR

The **REAR GARDEN** measures approximately **50' (15.24m)** and is mainly laid lawn. Patio and shingle area to the rear. Established raised flower beds. Raised pond.



The **FRONT** has laid lawn area and own block paved driveway providing off-street parking for two/three vehicles leading to **GARAGE 14' 8" x 7' 9" (4.47m x 2.36m)** with double opening doors to the front, power and light. Door to **UTILITY ROOM 7' 9" x 5' (2.36m x 1.52m)** with window and door to rear aspect, work surfaces, space and plumbing for appliances. Wall mounted boiler.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 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.  
Made with Metropix ©2022

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.