

## Abbey Road, Hullbridge, SS5 6DJ



**Guide Price:**  
**£400,000 - £425,000**

Situated in this popular side road within Hullbridge is this extended three/four bedroom semi detached family home. With a spacious lounge/diner leading through to large kitchen overlooking the west facing rear garden measuring approximately 90ft and large driveway providing off street parking for approximately four/six vehicles. Within walking distance of local bus routes and shops. NO ONWARD CHAIN. Our Ref: 18256.



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Entrance via double entrance door into entrance porch.

#### **ENTRANCE PORCH**

Door to entrance hall.

#### **ENTRANCE HALL**

Stairs to first floor accommodation.

#### **LOUNGE/DINER 23' 2" x 11' 9" (7.06m x 3.58m)**

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



#### **KITCHEN 14' 1" x 9' 11" (4.29m x 3.02m)**

Double glazed window to rear aspect. A modern fitted kitchen comprising base and eye level units incorporating work surface above with an inset one and a half stainless steel sink drainer unit. Built in waist and eye level double oven. Inset gas hob with stainless steel extractor hood above. Space and plumbing for washing machine, tumble dryer and under counter fridge. Additional cupboard housing for fridge freezer. Tiled splash back. Wood effect flooring. Door to inner hallway.



#### **INNER HALLWAY**

Double glazed door providing access to rear garden.

#### **GROUND FLOOR WC**

Obscure double glazed window to side aspect. A two piece suite comprising wash hand basin with tiled splash back and low level wc with dual push flush above. Wood effect flooring.

#### **GROUND FLOOR BEDROOM FOUR/STUDY 10' 11" x 8' 9" (3.33m x 2.67m)**

Obscure double glazed window to side aspect. Under stairs storage cupboard. Radiator.



## FIRST FLOOR LANDING

Double glazed window to side aspect over stairs.

## BEDROOM ONE 10' 11" x 8' 3" plus fitted wardrobes (3.33m x 2.51m)

Double glazed window to rear aspect. Fitted wardrobes to one wall. Radiator.



## BEDROOM TWO 12' 3" x 8' 3" plus fitted wardrobes (3.73m x 2.51m)

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



## BEDROOM THREE 8' 10" x 7' 5" (2.69m x 2.26m)

Double glazed window to front aspect. Built in over stairs storage cupboard. Radiator.



## FAMILY BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising P-shaped bath with shower above, wash hand basin inset to vanity unit with storage below and low level wc. Storage cupboard. Tiled walls.



## EXTERIOR.

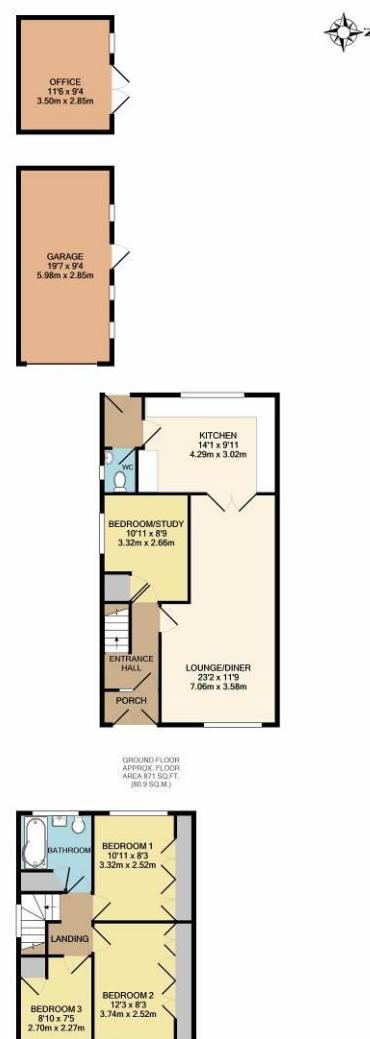
**A WEST FACING REAR GARDEN** measuring approximately 90ft (27.43m) commencing onto block paved patio with space for table and chairs. Laid to lawn. Flower and shrub beds. Door to garage. **GARAGE 19' 7" x 9' 4" (5.97m x 2.84m)** with up and over door to front. Three windows to side overlooking the garden. Power and lighting. **OFFICE 11' 6" x 9' 4" (3.51m x 2.84m)** with double opening doors and window overlooking the garden. Power, lighting and internet connection.



The **FRONT** has a large part block paved/part hardstanding driveway providing off street parking for approximately four/six vehicles with paving continuing to the side leading to garage.



Side gate providing access to front.



1ST FLOOR  
APPROX. FLOOR  
AREA 407 SQ.FT.  
(37.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 1278 SQ.FT. (118.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions given are approximate and 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.

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 show 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.