

## Burnham Road, Hullbridge SS5 6BQ



Guide Price £350,000-£375,000

Situated in a popular location within Hullbridge is this well presented two bedroom semi-detached bungalow benefiting from having approximately 60ft rear garden, detached garage and own driveway providing ample off-street parking for several vehicles. EPC

Rating: tbc.

Our Ref 18364



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Entrance via double glazed entrance door to

#### **ENTRANCE PORCH**

Double glazed window to the front aspect. Door to

#### **ENTRANCE HALL**

Large storage cupboard.

#### **BEDROOM ONE 11' 11" x 11' 5" (3.63m x 3.48m)**

Double glazed window to the front aspect. Fitted sliding door wardrobes to two walls. Radiator.



#### **BEDROOM TWO 9' 7" x 7' 11" (2.92m x 2.41m)**

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



#### **BATHROOM**

Obscure double glazed window to the side aspect. Low level WC. Inset wash hand basin with vanity storage below. Panelled bath with shower over. Radiator.



#### **LOUNGE 13' 11" x 11' 5" (4.24m x 3.48m)**

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



#### **KITCHEN 9' 10" x 9' 9" (3m x 2.97m)**

Double glazed window to the rear aspect. Base and eye level units. Roll edge work surfaces. Inset sink drainer unit. Built-in oven with gas hob, tiled splash back and stainless steel extractor above. Space for appliances.

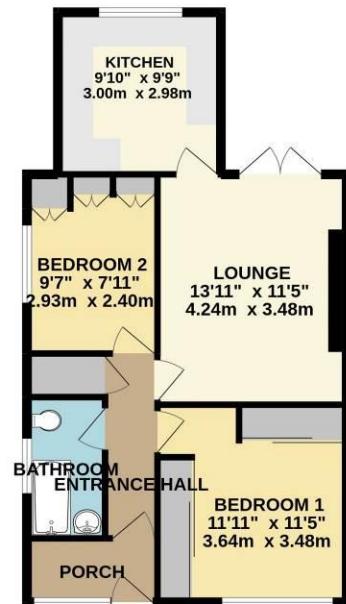
## EXTERIOR

The **REAR GARDEN** measures approximately 60' (18.29m) and is mainly laid lawn. Established flower beds. Established tree with TPO (Tree Preservation Order), to the rear. Gate to side providing access to the front.



The **FRONT** has own driveway providing ample off-street parking for several vehicles which in turn leads to **DETACHED PITCHED ROOF GARAGE 18' 4" x 8' 4" (5.59m x 2.54m)** with up and over door, window to side aspect, personal door to rear garden, power and light, door to **OFFICE 8' 4" x 6' 7" (2.54m x 2.01m)** with power and light.

GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



## Agents Note:

The vendors advise there is Full Fibre Broadband to the property giving 75.2 Mb/s, but capable of 927 Mb/s; and a fully serviced and maintained Intruder Alarm.

TOTAL FLOOR AREA : 803 sq.ft. (74.6 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.  
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