

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Ferry Road, Hullbridge, SS5 6EU



Guide Price:  
£450,000 - £475,000

Situated in the heart of Hullbridge and within close walking distance to local shops, schools, the Anchor Pub & Restaurant and the River Crouch is this spacious four bedroom detached family home occupying a larger than average plot and benefiting from access at both front and rear of the property, two detached garages and a sweeping in and out driveway providing off-street parking for several vehicles.

EPC Rating: C. Council Tax Band: D. Our Ref 17995.

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Entrance via double glazed entrance door to

#### ENTRANCE PORCH

Glazed door to

#### ENTRANCE HALL

Stairs to first floor accommodation.

#### GROUND FLOOR SHOWER ROOM 8' 9" x 5' 7" (2.67m x 1.7m)

Obscure double glazed windows to the front and side aspects. WC with low level cistern. Pedestal wash hand basin. Fully tiled shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Radiator.



#### KITCHEN 12' 8" x 10' 8" (3.86m x 3.25m)

Double glazed window to the rear aspect. Double glazed door providing access to rear. Comprehensive range of base and eye level units. Inset one and half stainless steel sink drainer unit. Integrated eye level double electric oven. Inset Induction hob with extractor hood over. Tiled splash backs. Tiled floor. Open plan to



#### UTILITY ROOM 10' 6" x 5' 7" (3.2m x 1.7m)

Double glazed window to the side aspect. Base and eye level units. Inset stainless steel sink drainer unit. Tiled splash backs. Built-in storage cupboard. Space for appliances. Tiled floor.



#### LOUNGE 19' 2" x 11' 11" (5.84m x 3.63m)

Double glazed bay window to the front aspect. Two double glazed windows to the side aspect. Coving to textured ceiling. Radiators. Open plan to

#### DINING AREA 11' 11" x 10' 8" (3.63m x 3.25m)

Double glazed patio doors providing access to conservatory. Custom made Bar. Coving to textured ceiling. Radiator.



**CONSERVATORY 10' 7" x 9' (3.23m x 2.74m)**

Double glazed full height windows. Double glazed French doors providing access to rear garden.



**FIRST FLOOR ACCOMMODATION**

**LANDING**

Doors to rooms.

**BEDROOM ONE 11' 11" x 10' 11" (3.63m x 3.33m)**

Double glazed window to the front aspect. Fitted furniture. Textured ceiling. Radiator.



**BEDROOM TWO 11' 10" x 9' (3.61m x 2.74m)**

Double glazed window to the rear aspect. Built-in wardrobes. Textured ceiling. Radiator.



**BEDROOM THREE 9' 5" x 8' 8" (2.87m x 2.64m)**

Double glazed window to the front aspect. Textured ceiling. Radiator.



**BEDROOM FOUR 9' 1" x 8' 5" (2.77m x 2.57m)**

Double glazed window to the rear aspect. Textured ceiling. Radiator.



### FAMILY BATHROOM 8' 11" x 6' 6" (2.72m x 1.98m)

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Corner bath with mixer tap and shower attachment. Built-in storage/airing cupboard. Tiled walls. Part mirrored ceiling. Radiator.



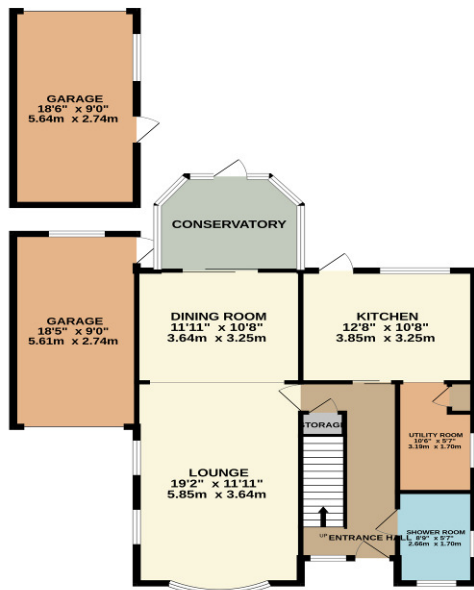
### EXTERIOR

The **REAR GARDEN** measures approximately 70ft long x 40ft wide (21.34m x 12.19m) with lawn area surrounded by hard standing. Wrought iron gates providing access to front. **SINGLE GARAGE** with Up & Over door, power and light, personal door to rear garden, accessed via double opening wrought iron gates, plus personal gate, at rear of property to Mapledene Avenue.

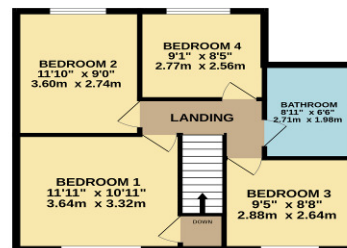


The **FRONT** has own block paved In & Out driveway providing off-street parking for several vehicles leading to **ATTACHED SINGLE GARAGE** with Up & Over door, power and light, personal door to rear garden.

GROUND FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1666 sq.ft. (154.8 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, fixtures and appliances shown have not been tested and no guarantee as to their quantity 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 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.