

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Malyons Lane, Hullbridge, SS5 6EN



Guide Price:
£400,000 - £425,000

Situated in the heart of Hullbridge within walking distance to local shops, schools and local amenities is this beautifully presented three/four bedroom semi detached chalet. Having been maintained by the current vendors to a very high specification throughout with versatile accommodation to ground floor with modern fitted kitchen, luxury fitted bathroom and ground floor wc. With a rear garden measuring approximately 55ft and own driveway providing off street parking for several vehicles.

Viewing advised. EPC Rating: D. Council Tax Band: C. Our Ref: 19454.

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Entrance via recently fitted composite glazed entrance door to entrance hall.

ENTRANCE HALL

Oak staircase to first floor accommodation. Full height storage cupboard. Radiator. Oak doors to all ground floor rooms. Herringbone wood effect Karndean flooring. Plastered ceiling with inset LED spotlighting.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with vanity storage below and close coupled wc. Chrome towel radiator. Wood effect Karndean flooring. Coving to plastered ceiling.



KITCHEN 12' 6" x 8' 7" (3.81m x 2.62m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A comprehensive range of modern high gloss base and eye level units incorporating granite effect work surface with a one and a half inset sink drainer unit with chrome mixer tap. Integrated electric oven with separate gas hob and extractor chimney above. Integrated eye level microwave. Integrated appliances. Breakfast bar. Inset LED plinth spotlighting. Coving to plastered ceiling with inset spotlighting. Wood effect Karndean flooring.



DINING ROOM 14' 5" x 11' 10" (4.39m x 3.61m)

Double glazed window to front aspect. Radiator. Wood effect Karndean flooring. Coved cornice to ceiling. Open plan to lounge.



LOUNGE 15' 5" x 11' 1" (4.7m x 3.38m)

Double glazed patio doors providing access to rear garden. Feature fireplace with inset fire. Covered cornice to ceiling.



SITTING ROOM/BEDROOM FOUR 9' 10" x 7' 10" (3m x 2.39m)

Double glazed window to front aspect. Radiator. Covered cornice to ceiling.



SPACIOUS FIRST FLOOR LANDING

Glass balustrade.



LUXURY FITTED BATHROOM (RECENTLY FITTED)

Obscure double glazed window to rear aspect. A four piece suite comprising corner bath with chrome mixer tap and shower attachment, tiled walk in shower cubicle with thermostatic shower, inset wash hand basin with drawer vanity storage below and back to wall wc. Luxury marble tiled walls. Plastered ceiling with inset spotlighting. Herringbone wood effect Karndean flooring. Heated towel radiator.



BEDROOM ONE 11' 8" x 8' 7" (3.56m x 2.62m)

Double glazed window to rear aspect. Fitted bedroom furniture including drawer storage and overhead cupboards. Radiator. **DRESSING AREA** with fitted wardrobes.



BEDROOM TWO 11' 8" x 9' 4" (3.56m x 2.84m)

Double glazed window to front aspect. Radiator. Coved cornice to plastered ceiling.



BEDROOM THREE 10' 5" x 10' 2" (3.18m x 3.1m)

Double glazed window to front aspect. Radiator. Coved cornice to plastered ceiling.



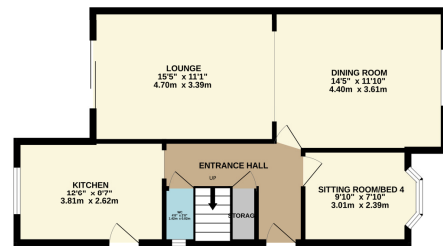
EXTERIOR.

The **REAR GARDEN** measures approximately 55ft (16.76m) commencing with patio area leading to garden. Laid to lawn. Pergola and further patio area. **WORKSHOP/SUMMERHOUSE** to remain. Double opening gates providing access to front.

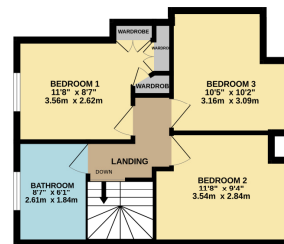


The **FRONT** has own driveway providing off street parking for several vehicles.

GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA - 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and other areas are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used in such way as to provide a general impression. The location, names and appearance of items shown are those shown in the photographs and are not intended to be taken as a guarantee.

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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.