

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Grasmere Avenue, Hullbridge, SS5 6LF



Offers in Excess of  
£350,000

Situated in a popular location, within walking distance to the River Crouch and local amenities, is this well presented two bedroom semi detached bungalow with an approximately 80ft rear garden and own driveway providing off street parking for two/three vehicles. Our Ref: 19296.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via double glazed door to entrance hall.

### ENTRANCE HALL

Coved cornice to plastered ceiling with inset downlights. Access to loft housing boiler. Radiator. Airing cupboard.



### LOUNGE 12' 2" x 9' 1" (3.71m x 2.77m)

uPVC double glazed window to rear aspect. Coved cornice to plastered ceiling. Brick built fireplace with log burner. Radiator.



### KITCHEN 11' 11" x 9' 1" (3.63m x 2.77m)

uPVC double glazed window to rear aspect. uPVC double glazed door to side aspect. A range of base and eye level units incorporating work surface with stainless steel sink drainer unit. Electric oven with electric hob and stainless steel extractor canopy above. Integrated washing machine. Integrated fridge freezer. Tiled splash back. Wood effect flooring. Coved cornice to plastered ceiling. Radiator.



**BEDROOM ONE 10' 3" x 7' 8" (3.12m x 2.34m)**

uPVC double glazed window to front aspect. Covered cornice to plastered ceiling. Built in wardrobe. Radiator.



**BEDROOM TWO 10' 3" x 7' 8" (3.12m x 2.34m)**

uPVC double glazed window to front aspect. Covered cornice to plastered ceiling. Radiator.



**BATHROOM**

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with mixer tap and shower over, wash hand basin with vanity storage and back to wall wc. Heated towel rail. Extractor fan. Tiled walls. Tiled flooring.



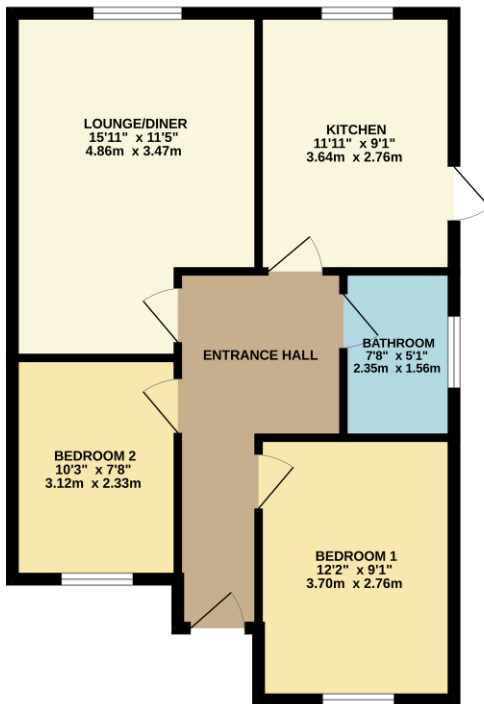
## EXTERIOR.

The **REAR GARDEN** measures approximately 80ft (24.38m) commencing with patio area. Laid to lawn. Fencing to all boundaries. Shed. Double gates providing access to front.



The **FRONT** is laid to lawn with driveway providing off street parking for two/three vehicles.

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan comprised 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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