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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Lower Road, Hullbridge, SS5 6DA



Guide Price:  
£325,000 - £350,000

Situated in a central position within Hullbridge is this spacious extended two bedroom semi detached bungalow offering substantial frontage with recently laid block paved driveway providing off street parking, detached garage, secluded rear garden. Offering potential for further extension to first floor, subject to the usual planning consents. Within walking distance to all local amenities.

**NO ONWARD CHAIN.**

Viewing advised. Our Ref: 19355.

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Entrance via uPVC glazed entrance door to entrance hall.

### ENTRANCE HALL

Airing cupboard. Radiator.

### BEDROOM ONE 14' 10" x 9' 6" (4.52m x 2.9m)

Double glazed bay window to front aspect. Fitted bedroom furniture. Radiator. Coving to textured ceiling.



### BEDROOM TWO 10' 5" x 9' 8" (3.18m x 2.95m)

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



### SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and back to wall wc. Chrome heated towel radiator. Tiled walls. Tiled flooring. Ceiling with inset spotlighting.



**KITCHEN/BREAKFAST ROOM 17' 7" max x 9' 8" (5.36m x 2.95m)**

Double glazed window to rear aspect. Two double glazed windows to side aspect. Double glazed door providing access to rear garden. A comprehensive range of base and eye level units incorporating a one and a half stainless steel sink drainer unit. Tiled splash backs. Integrated eye level double electric oven with electric hob and extractor above. Integrated washing machine. Integrated dish washer. Integrated fridge freezer. Radiator. Tiled flooring. Plastered ceiling with inset spotlighting. French doors providing access to dining room.



**DINING ROOM 10' 5" x 8' 5" (3.18m x 2.57m)**

Double glazed window to rear aspect. Coving to textured ceiling. Open plan to lounge.



**LOUNGE 16' 3" x 9' 6" (4.95m x 2.9m)**

Feature fireplace. Radiator. Coving to ceiling.



## EXTERIOR.

The **REAR GARDEN** commences with patio area leading to garden. Laid to lawn. Flower and shrub borders. Shed with power to remain. Greenhouse with power to remain. Door to **DETACHED SINGLE GARAGE** with power and lighting.

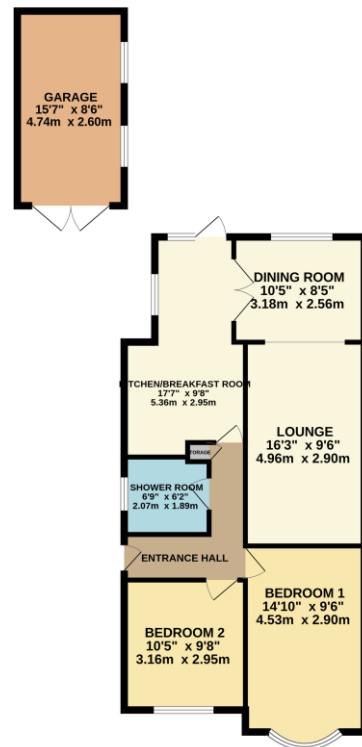


The **FRONT** has a recently laid block paved driveway providing off street parking for several vehicles. Privacy wall and wrought iron railings to front. Lawn area with flowers and shrubs.

### **Agents Note:**

*Offering potential for further extension to first floor, subject to the usual planning consents.*

GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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