

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Crouch Avenue, Hullbridge, SS5 6HW



Guide Price:  
£350,000 - £375,000

A recently refurbished three bedroom semi detached house with modern kitchen/breakfast room, conservatory, rear garden measuring approximately 65ft and own driveway providing off street parking. Within walking distance to all local amenities. Offered with no onward chain. Our Ref: 19397.

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

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Entrance via uPVC glazed entrance door to entrance hall.

### ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Wood effect flooring. Plastered ceiling with inset spotlighting.



### GROUND FLOOR SHOWER ROOM

Obscure double glazed window to front aspect. A three piece suite comprising tiled shower cubicle, wash hand basin with vanity storage below and close coupled wc. Tiled walls. Tiled flooring.



### KITCHEN/BREAKFAST ROOM 26' 2" x 7' 5" (7.98m x 2.26m)

Double glazed semi-bay window to front aspect. Double glazed window to side aspect. Double glazed door providing access to side aspect.



### KITCHEN AREA (RECENTLY FITTED)

A comprehensive range of Shaker style base and eye level units incorporating wood effect roll top work surface with complimentary upstand and stainless steel sink drainer unit. Integrated electric oven with gas hob and stainless steel extractor chimney above. Space and plumbing for washing machine. Plastered ceiling with inset LED spotlighting. Opening to breakfast area.



### BREAKFAST AREA

Radiator. Plastered ceiling with inset LED spotlighting.



### L-SHAPED LOUNGE 17' 2" max x 13' 8" max (5.23m x 4.17m)

Radiator. Coving to plastered ceiling. Double glazed French doors providing access to conservatory.



### CONSERVATORY 13' 8" x 9' 10" (4.17m x 3m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Wall mounted electric heater. Wood flooring.



### FIRST FLOOR LANDING

#### BEDROOM THREE 9' 7" x 6' 3" (2.92m x 1.91m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



### BEDROOM TWO 12' 4" x 7' 5" (3.76m x 2.26m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



### BEDROOM ONE 13' 8" x 8' 4" (4.17m x 2.54m)

Double glazed window to front aspect. Built in storage cupboard. Radiator. Plastered ceiling.



### BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with chrome mixer taps and shower attachment, inset wash hand basin with chrome mixer taps and high gloss vanity storage below and back to wall wc. Radiator. Tiled walls. Tiled flooring. Coving to plastered ceiling with inset spotlighting.



### EXTERIOR.

The **REAR GARDEN** measures approximately **65ft (19.81m)** commencing with **DECKING AREA** leading to garden. Laid to lawn. Gate providing access to front.

The **FRONT** has own driveway providing off street parking.



#### 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 show 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.