

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Monksford Drive, Hullbridge, SS5 6DQ



Guide £350,000 - £360,000

Situated in a quiet cul de sac location, within walking distance to all local amenities including the River Crouch, schools and shops, is this extended three bedroom semi-detached house requiring modernisation throughout but benefiting from having spacious ground floor living accommodation, rear garden measuring approximately 40ft, own driveway providing off-street parking and garage.

NO ONWARD CHAIN.

EPC Rating:tbc. Our Ref 19441

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Entrance via entrance door to

ENTRANCE HALL

Stairs to first floor accommodation.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Wall mounted wash hand basin.

LOUNGE 27' 3" x 10' 9" (8.31m x 3.28m)

Double glazed window to the front aspect. Patio doors providing access to kitchen/breakfast room. Coving to ceiling.



KITCHEN/BREAKFAST ROOM 17' max x 16' 6" max (5.18m x 5.03m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Double glazed door providing access to the side. Base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Tiled splash backs. Space for appliances.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect.

BEDROOM ONE 16' 8" x 10' 1" (5.08m x 3.07m)

Double glazed window to the front aspect. Two built-in storage cupboards. Coving to ceiling.



BEDROOM TWO 10' 7" x 10' 1" (3.23m x 3.07m)

Double glazed window to the rear aspect. Textured ceiling.



BEDROOM THREE 13' 3" max x 6' 5" max (4.04m x 1.96m)

Double glazed window to the front aspect. Over stairs storage cupboard.



BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over. Tiled floor. Tiled walls.



EXTERIOR

The **REAR GARDEN** measures approximately 40' (12.19m) and commences with patio area leading to laid lawn.

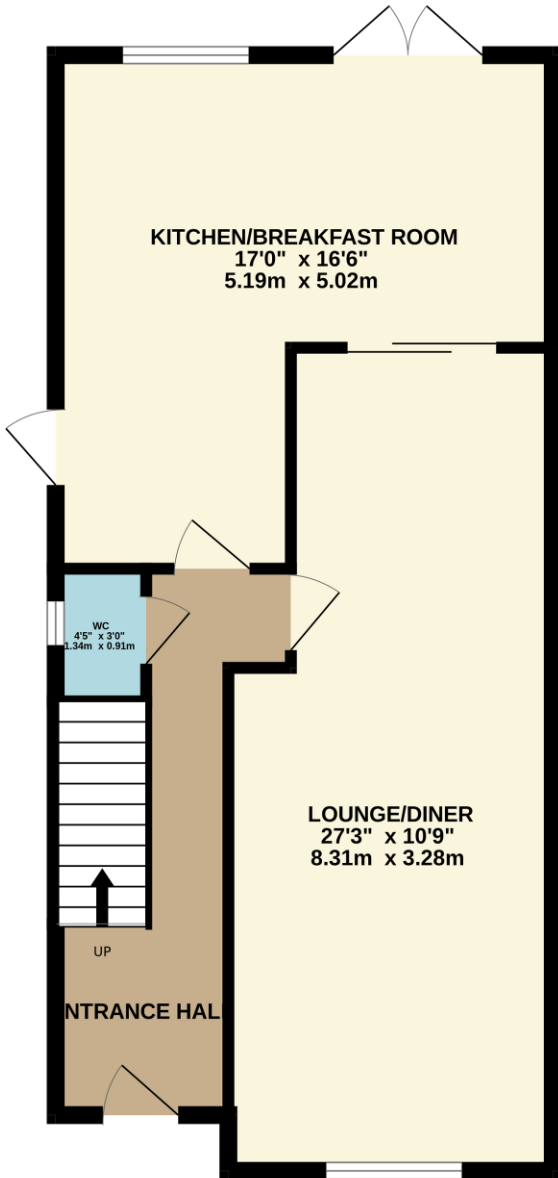


The **FRONT** has lawn area and own driveway providing off-street parking which in turn leads to GARAGE with Up & Over door, personal door to rear garden.

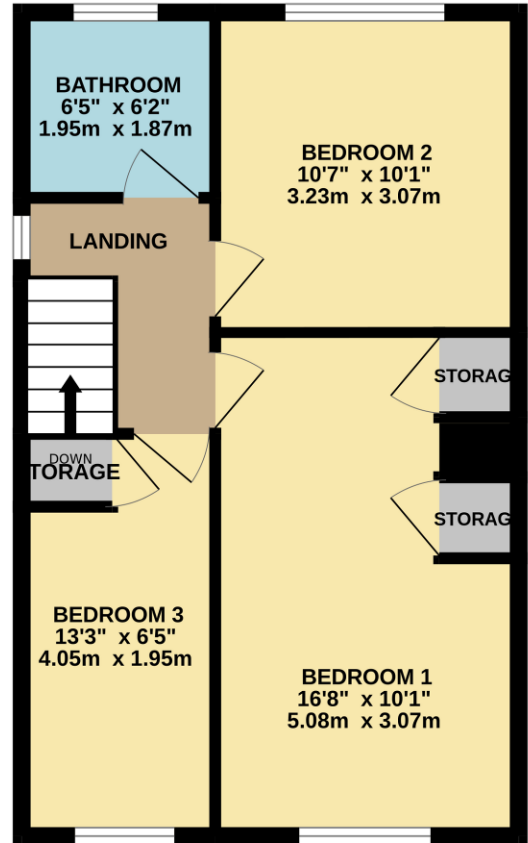
Agents Note:

The property is fully electric, although gas does go to the property but has been disconnected.

GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 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 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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