

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hilltop Avenue, Hullbridge, SS5 6BL



Guide Price £475,000 - £500,000

Situated in a sought after location is this immaculate three bedroom link-detached family home benefiting from having luxury kitchen and bathroom, separate lounge and dining room, conservatory, secluded rear garden, own block paved driveway providing off-street parking for several vehicles and attached garage.

Council Tax Band:D. EPC Rating:E.

Our Ref 19582

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Coving to plastered ceiling. Radiator.



LOUNGE 17' 9" x 12' (5.41m x 3.66m)

Double glazed bay window with large window sill, to the front aspect. Wall mounted electric fire, to remain. Coving to plastered ceiling. Radiator.

DINING ROOM 11' 6" x 8' 9" (3.51m x 2.67m)

French doors from Entrance Hall. Coving to plastered ceiling. Radiator. Double glazed French doors to Conservatory.



LUXURY KITCHEN 11' 6" x 7' 6" (3.51m x 2.29m)

Double glazed windows to the rear aspect. Double glazed door providing access to Conservatory. Comprehensive range of modern high gloss base and eye level units. Inset ceramic sink drainer unit. Integrated electric SMEG oven. Inset five ring gas SMEG hob with stainless steel extractor chimney over. Tiled splash backs. Integrated fridge/freezer. Integrated washing machine. Integrated dish washer. Coving to plastered ceiling. Inset spot lights.



CONSERVATORY 16' 2" x 9' 2" (4.93m x 2.79m)

Double glazed windows to all aspects. Double glazed French doors providing access to rear garden. Wood effect flooring.



UNDERSTAIRS CLOAKROOM/WC

Double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with tiled splash back and vanity storage below. Textured ceiling. Radiator.



BEDROOM ONE 14' 2" x 12' 1" (4.32m x 3.68m)

Two double glazed windows to the front aspect. Fitted wardrobes to one wall. Coving to plastered ceiling. Two radiators.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect.



BEDROOM TWO 8' 8" x 8' 5" (2.64m x 2.57m)

Double glazed window to the rear aspect. Coving to textured ceiling. Radiator.



BEDROOM THREE 11' 6" x 7' 7" (3.51m x 2.31m)

Double glazed window to the front aspect. Coving to textured ceiling. Radiator.



LUXURY BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over and shower screen. Tiled walls. Plastered ceiling. Inset spot lights. Contemporary radiator.



EXTERIOR

The REAR GARDEN measures approximately 50' (15.24m) and commences with paved patio area leading to laid lawn. DECKED seating area to the rear. Selection of mature flowers, trees and shrubs. SHED to remain. Gate to side providing access to the front.



The FRONT has own block paved driveway providing off-street parking for three/four vehicles leading to ATTACHED GARAGE with Up & Over door.



TOTAL FLOOR AREA - 1095 sq ft (101.4 sq m) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, masses and other data are approximate and may vary in any case. The plan is for illustrative purposes only and should not be used for any other purpose. The seller, its agents and agents do not warrant or guarantee the accuracy of the floor plan. It is the buyer's responsibility to verify the accuracy of the floor plan. Made with Mapbox 2024

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 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.