

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Ferry Road, Hullbridge, SS5 6EX



**Guide Price:**  
**£400,000 - £425,000**

Situated in the village of Hullbridge within close distance to local shops and schools and just a short stroll to riverside walks and The Anchor public house and restaurant, is this immaculate three double bedroom mid terrace family home, presented in very good order and benefiting from having modern fitted kitchen, open plan living accommodation, modern fitted shower room, approximately 40ft rear garden, own driveway providing off-street parking and integral garage.

Council Tax Band:C. EPC Rating:E.  
Our Ref 18380

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

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Entrance via double glazed entrance door to

#### ENTRANCE HALL

Wood effect flooring. Coving to plastered ceiling. Inset spot lights. Radiator. Open through to Lounge/Diner. Door to Kitchen.



#### MODERN FITTED KITCHEN 13' 4" x 7' 1" (4.06m x 2.16m)

Double glazed window to the front aspect. Comprehensive range of modern Shaker style base and eye level units. Quartz work surfaces. Inset sink drainer. Integrated eye level electric oven. Separate Induction hob with stainless steel extractor chimney above. Tiled splash backs. Integrated wine cooler. Integrated appliances. Housing for American style fridge/freezer. Wood effect flooring. Plastered ceiling. Inset spot lights.



#### LOUNGE/DINER 18' 4" x 12' 8" (5.59m x 3.86m)

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Coving to plastered ceiling. Inset spot lights. Radiator. Personal door providing access to Garage. Open plan through to Sitting Room.





### **SITTING ROOM 17' 1" x 10' 2" (5.21m x 3.1m)**

Double glazed French doors, with full height adjacent windows, providing access to rear garden. Feature tiled entertain wall, with custom fitted storage and integrated electric heater. Wood effect flooring. Coving to plastered ceiling. Inset spot lights. Radiator.



## **FIRST FLOOR ACCOMMODATION**

### **LANDING**

Doors to rooms.

### **BEDROOM ONE 12' 11" x 10' (3.94m x 3.05m)**

Double glazed window to the front aspect. Fitted wardrobes to one wall. Coving to plastered ceiling. Radiator.



### **BEDROOM TWO 13' 1" x 9' 4" (3.99m x 2.84m)**

Double glazed window to the rear aspect. Fitted wardrobes. Coving to plastered ceiling. Radiator.



### **BEDROOM THREE 10' 2" x 9' (3.1m x 2.74m)**

Double glazed window to the rear aspect. Fitted wardrobes. Coving to plastered ceiling. Radiator.



### RECENTLY FITTED MODERN SHOWER ROOM

Obscure double glazed window to the front aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Large, fully tiled, double walk-in shower cubicle with thermostatic shower. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Airing cupboard. Heated towel radiator.

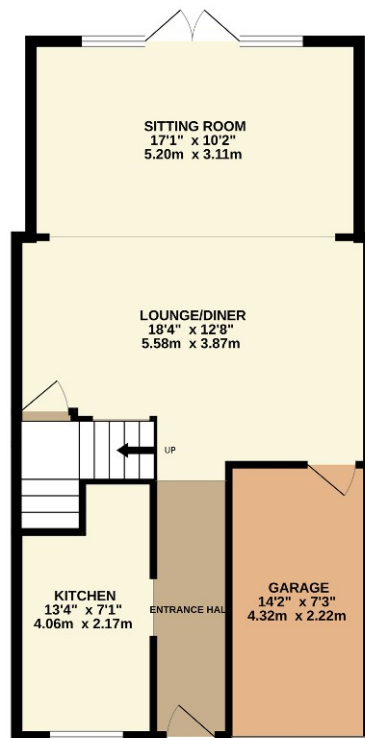


### EXTERIOR

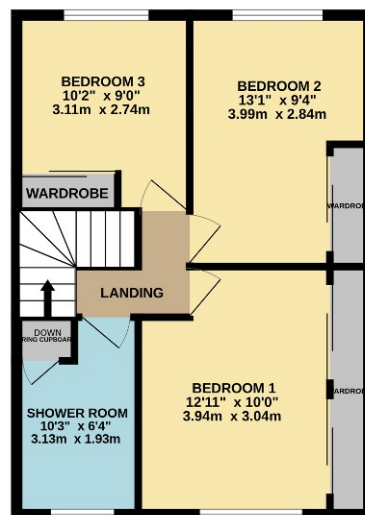
The **REAR GARDEN** measures approximately 40' (12.19m) and commences with patio area with steps up to laid lawn. Further patio to the rear.

The **FRONT** has own driveway providing off-street parking leading to **INTEGRAL GARAGE** with Up & Over door, power and lighting.

GROUND FLOOR  
651 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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