

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Burnham Road, Hullbridge, SS5 6BG



£385,000

Situated in the heart of Hullbridge, within walking distance to local school and shops as well as picturesque riverside walks, is this three bedroom detached family home requiring modernisation but offering potential, benefitting from having a rear garden measuring approximately 60ft, own driveway providing off-street parking and integral garage.

**NO ONWARD CHAIN.**

Council Tax Band: E. EPC Rating: tbc.

Our Ref 19615

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

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Entrance via hardwood entrance door to

### ENTRANCE HALL

Double glazed window to the side aspect. Stairs to first floor accommodation. Under stairs cupboard. Radiator.



### GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Tiled effect flooring. Radiator.

### KITCHEN 10' x 8' 10" (3.05m x 2.69m)

Double glazed window to the side aspect. Double glazed door providing access to the side. Base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Space for free standing cooker. Space for appliances. Radiator.



### LOUNGE/DINER 15' 2" x 14' 5" (4.62m x 4.39m)

Double glazed windows to the rear aspect. Double glazed door providing access to the rear aspect. Feature fireplace with tiled surround and hearth. Coving to textured ceiling. Radiator.



### FIRST FLOOR ACCOMMODATION

#### LANDING

Double glazed window to the side aspect.

#### BEDROOM ONE 15' 2" x 10' 10" (4.62m x 3.3m)

Double glazed windows to the front aspect. Over stairs storage cupboard. Coving to textured ceiling. Radiator.





### BEDROOM TWO 13' 8" x 8' (4.17m x 2.44m)

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



### BEDROOM THREE 10' 3" x 7' 1" (3.12m x 2.16m)

Double glazed window to the rear aspect. Textured ceiling. Radiator.



### BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with telephone handset shower attachment. Airing cupboard. Tiled effect flooring. Radiator.



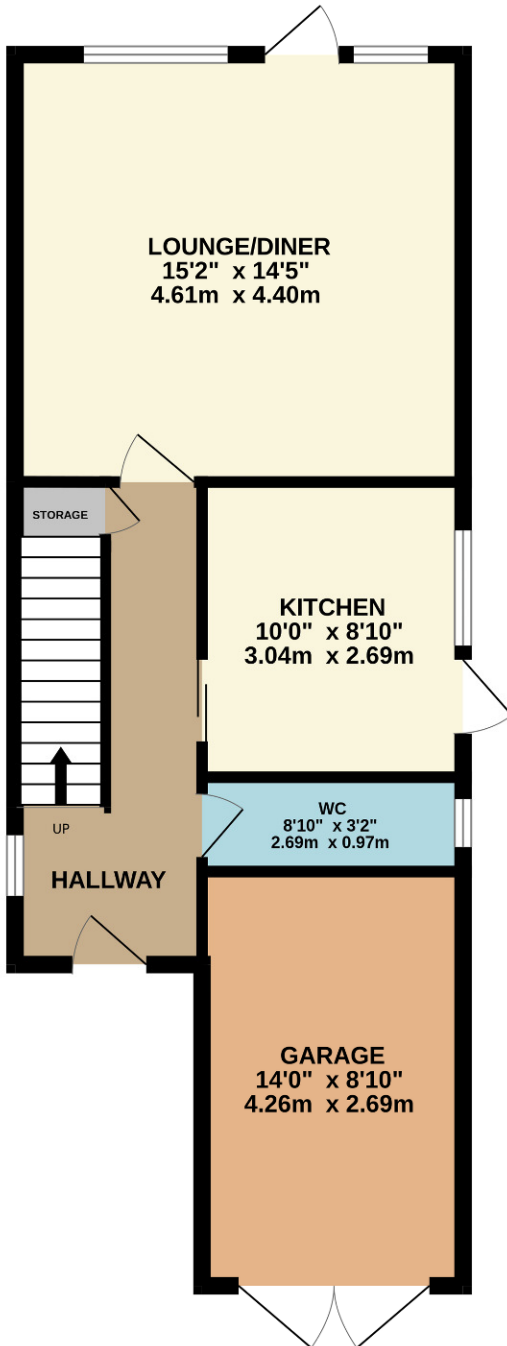
### EXTERIOR

The **REAR GARDEN** measures approximately 60' (18.29m) and commences with patio area leading to laid lawn. Selection of mature flowers and shrubs. Hard standing to rear. **SHED** to remain. Gate providing access to the front.

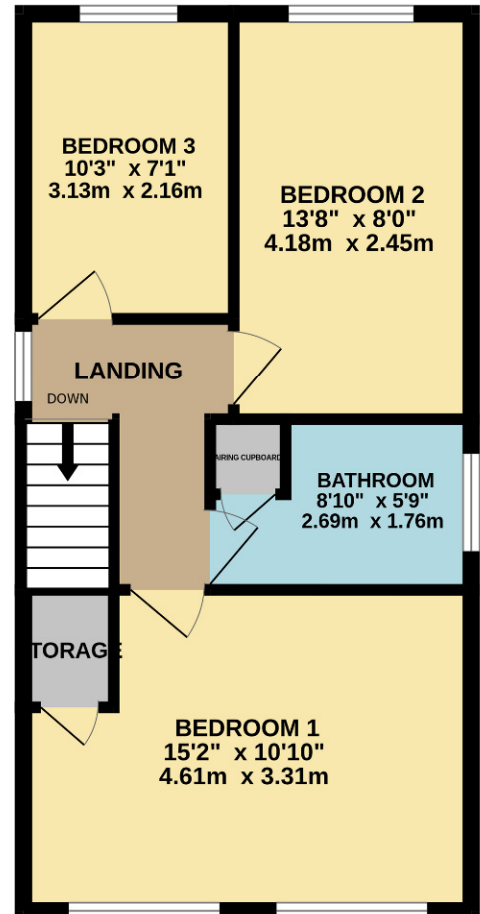


The **FRONT** has own driveway providing off-street parking for two/three vehicles leading to **INTEGRAL GARAGE** with double opening doors.

GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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