

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Malyons Lane, Hullbridge, SS5 6EN



Guide Price £600,000 - £650,000

Situated in a popular location is this five bedroom detached chalet benefiting from having en suite to master bedroom, two ground floor bedrooms, large lounge/dining room, garden room, self contained Outbuilding with bar, kitchen, & wc, with own sewage, power and lighting, ideal for office/games room, own driveway providing off-street parking for 4/5 cars and garage.

Viewings highly recommended.

Council Tax Band: E. EPC Rating:D.

Our Ref 19731

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Entrance via double glazed entrance door to

ENTRANCE PORCH

Double glazed windows to the front and side aspects. Door to

HALLWAY

Stairs to first floor accommodation. Porcelain tiled floor. Coving to plastered ceiling. Radiator. Open through to



LOUNGE/DINING ROOM 20' 8" x 11' 11" (6.3m x 3.63m)

Double glazed bay window to the front aspect. Fireplace. Laminate wood effect flooring. Coving to plastered ceiling. Radiator.



KITCHEN 19' 2" x 8' 6" (5.84m x 2.59m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Range of quality base and eye level units. High gloss work surfaces. Inset stainless steel sink drainer unit. Integrated Bosch electric double oven. Inset AEG halogen hob with back splash and extractor chimney over. Integrated dish washer. Plastered ceiling. Open through to

BREAKFAST ROOM 8' 11" x 8' 6" (2.72m x 2.59m)

Laminate wood effect flooring. Coving to plastered ceiling. Radiator. Open through to



GARDEN ROOM/CONSERVATORY 17' 2" x 11' 9" (5.23m x 3.58m)

Double glazed windows to the rear aspect.. Double glazed French doors providing access to rear garden. Laminate wood effect flooring. Plastered vaulted ceiling. Radiator.

LAUNDRY ROOM/UTILITY ROOM

Two double glazed windows to the side aspect. WC with low level cistern. Inset wash hand basin with cupboard unit below. Space for washing machine. Space and plumbing suitable for shower installation. Built-in cupboard. Tiled floor. Plastered ceiling. Radiator.



GROUND FLOOR BEDROOM FOUR/STUDY 11' 9" x 8' 4" (3.58m x 2.54m)

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



GROUND FLOOR BEDROOM FIVE/STUDY 11' 9" x 7' 8" (3.58m x 2.34m)

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



FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE 18' 1" x 14' 7" (5.51m x 4.44m)

Two double glazed windows, with shutters, to the front aspect. Double glazed window, with shutters, to the rear aspect. Fitted wardrobes. Coving to plastered ceiling. Radiator.



EN SUITE

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Shower enclosure. Tiled floor. Tiled walls. Radiator.



BEDROOM TWO 15' 7" x 8' 6" (4.75m x 2.59m)

Two double glazed windows, with shutters, to the front aspect. Coving to plastered ceiling. Radiator. Access to SNUG with double glazed Sky light.



BEDROOM THREE 12' 5" x 9' 7" (3.78m x 2.92m)

Two double glazed windows, with shutters, to the rear aspect. Built-in wardrobe and shelving unit. Coving to plastered ceiling. Radiator.



BATHROOM

Obscure double glazed window to the rear aspect. WC with low level window. Inset wash hand basin with vanity storage below. Panelled bath with shower over and glass shower screen. Laminate wood effect flooring. Part tiled walls. Towel radiator.

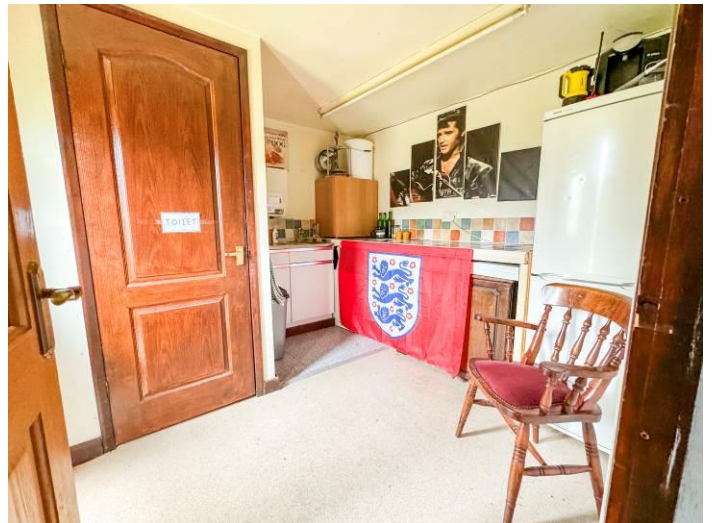


EXTERIOR

The **REAR GARDEN** measures approximately **55' (16.76m)** and commences with paved patio which extends to the side and leads to laid lawn. Selection of mature flowers and shrubs. Side gate providing access to the front.



LARGE SELF CONTAINED OUTBUILDING, 26' 6" x 12' 5" (8.08m x 3.78m) own sewage, power and lighting, with Bar/Garden/Play room area with double glazed windows to the side aspect, sound proofing to walls and ceiling. Door to separate Kitchen area 9' 7" x 9' 4" (2.92m x 2.84m) with base units, sink drainer unit, personal door to rear garden. Separate WC. Garden Store/Workshop 9' 4" x 7' 5" (2.84m x 2.26m) to the front with double glazed window to the front, double glazed door to the front.



The **FRONT** has retaining brick wall, shrubs, trees and large block paved driveway providing off-street parking for several vehicles which leads to **ATTACHED GARAGE** with remoted controlled electric door, power and lighting, double glazed window to the rear and personal door to rear garden.

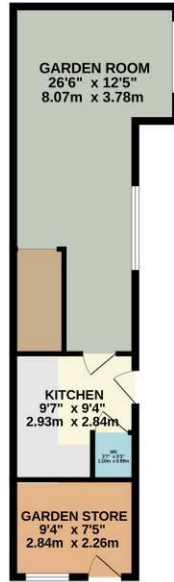


Agents Note:

The vendors have advised that:-

- . the kitchen hob is 2 years old*
- . the Vaillant combi boiler has been serviced every year and is located in the Laundry/Utility room*
- . all the windows on the first floor have recently been installed*
- . the flat roof on the dormers was renewed in 2023 and is insulated*
- . the cladding on the front of the property is insulated*
- . the garage has got lighting and has remote electric door*

GROUND FLOOR
1659 sq.ft. (154.1 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 2282 sq.ft. (212.0 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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