

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Coventry Close, Hullbridge, SS5 6BB



Guide Price:
£375,000 - £400,000

Situated in a quiet cul de sac, within walking distance to local schools, shops and riverside walks along the River Crouch, is this immaculate three bedroom semi detached family home with open plan accommodation to the ground floor, modern fitted kitchen and bathroom, rear garden measuring approx 40ft and own driveway providing off street parking.

Council Tax Band: C. EPC Rating: TBC.

Viewing advised. Our Ref: 19895.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Double glazed window to front aspect. Stairs to first floor accommodation with under stairs storage cupboard. Full height storage cupboard. Wood effect flooring. Coving to plastered ceiling.



STUDY (FORMERLY GARAGE) 11' 1" x 6' 8" (3.38m x 2.03m)

Radiator. Plastered ceiling with inset LED spotlighting.



LOUNGE/DINER (L-SHAPED) 19' 3" max x 18' max (5.87m x 5.49m)

Double glazed sliding patio doors providing access to rear garden. Radiators. Wood effect flooring. Coving to plastered ceiling. Glazed door providing access through to kitchen.



KITCHEN 10' 11" x 9' (3.33m x 2.74m)

Double glazed window to side aspect. Double glazed door to side aspect. A comprehensive range of modern shaker style base and eye level units incorporating wood effect roll top work surface with one and a half stainless sink drainer unit. Integrated eye level twin electric oven. Gas hob with stainless steel extractor chimney above. Space and plumbing for appliances. Wood effect flooring.



SPACIOUS FIRST FLOOR LANDING

Double glazed window to front aspect. Plastered ceiling.



LUXURY FITTED BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with chrome mixer taps and electric shower over and concertina shower door, inset wash hand basin with high gloss vanity drawer storage below and close coupled wc. Chrome heated towel radiator. Tiled walls. Wood effect flooring.



BEDROOM ONE 13' 7" x 10' 3" (4.14m x 3.12m)

Double glazed window to rear aspect. Wardrobes with mirror fronted sliding doors to one wall. Radiator. Coving to plastered ceiling.



BEDROOM TWO 10' 3" x 9' 8" (3.12m x 2.95m)

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



BEDROOM THREE 9' 9" x 9' (2.97m x 2.74m)

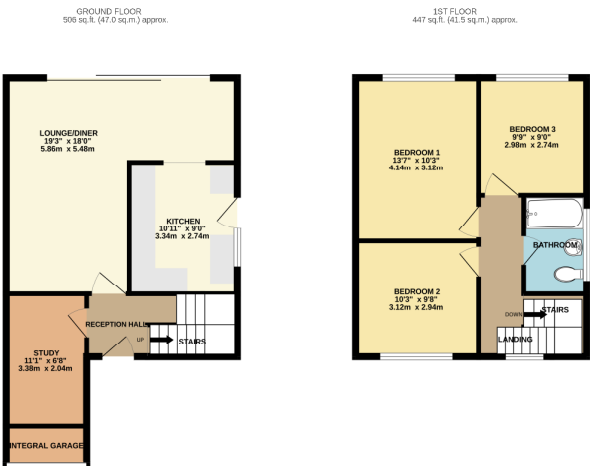
Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



EXTERIOR.

The **REAR GARDEN** measures approximately 40ft (12.19m) commencing with block paved patio leading to garden. Laid to lawn. Gate providing access to front.

The **FRONT** has own block paved driveway providing off street parking for several vehicles. Up and over door to garage providing storage area only.



TOTAL FLOOR AREA: 953 sq. ft. (88.5 sq. m.) approx.
Water every attempt has been made to ensure the accuracy of the foregoing measurements. Measurements are given in feet and inches and are approximate. The plan is for information only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not intended to be guaranteed. No liability is accepted for errors or omissions. Made with floorplan 12024.