

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Coventry Close, Hullbridge, SS5 6BB



Guide Price:
£550,000 - £575,000

Located in a popular quiet cul-de-sac, within close walking distance to local school, shops and picturesque walks along the River Crouch, is this stunning, extended four bedroom detached family home offering spacious accommodation approaching 2000 sq.ft, with secluded rear garden and own driveway providing off-street parking for several vehicles. Council Tax Band: E. EPC Rating:tbc. Our Ref 19933

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Entrance via double glazed entrance door to

ENTRANCE PORCH

Double glazed window to the front aspect. Glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Large walk-in storage cupboard. Wood effect flooring. Plastered ceiling. Radiator. Oak doors to all ground floor rooms including door to Integral Garage.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Wall hung wash hand basin. Tiled wood effect flooring. Tiled walls. Plastered ceiling. Radiator.

LOUNGE 18' 2" x 11' 4" (5.54m x 3.45m)

Double glazed window to the front aspect. Wood effect flooring. Plastered ceiling. Radiator. Door to



KITCHEN/BREAKFAST ROOM 25' 4" x 14' (7.72m x 4.27m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Comprehensive range of modern base and eye level units. Contemporary roll edge work surfaces. Inset one and half sink drainer unit. Twin electric eye level oven. Separate inset Induction hob with ceiling hung stainless steel extractor chimney. Tiled splash backs. Integrated appliances. Breakfast bar. Integrated fridge freezer. Wood effect flooring. Plastered ceiling. Inset LED spot lights. Radiator. Open plan through to



SITTING ROOM 11' 4" x 9' 11" (3.45m x 3.02m)

Double glazed windows to the rear aspect. Double glazed French doors with double glazed full height adjacent panels, providing access to rear garden. Wood effect flooring. Plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect. Double door storage/airing cupboard. Access to loft housing boiler.

MASTER BEDROOM SUITE 29' 4" max x 11' 4" (8.94m x 3.45m)

Double glazed windows to the rear aspect. Dressing area with wardrobes and small step to bedroom area. Wood effect flooring. Plastered ceiling. Radiators. Door to



BEDROOM TWO 14' 12" x 1' (4.57m x 0.3m) Double glazed window to the rear aspect. Plastered ceiling. Radiator.



EN SUITE 7' 5" x 6' 2" (2.26m x 1.88m)

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with wood effect tiled splash back and vanity storage below. Wood effect tile shower cubicle and Waterfall shower head. Tiled flooring. Plastered ceiling. Inset spot lights.



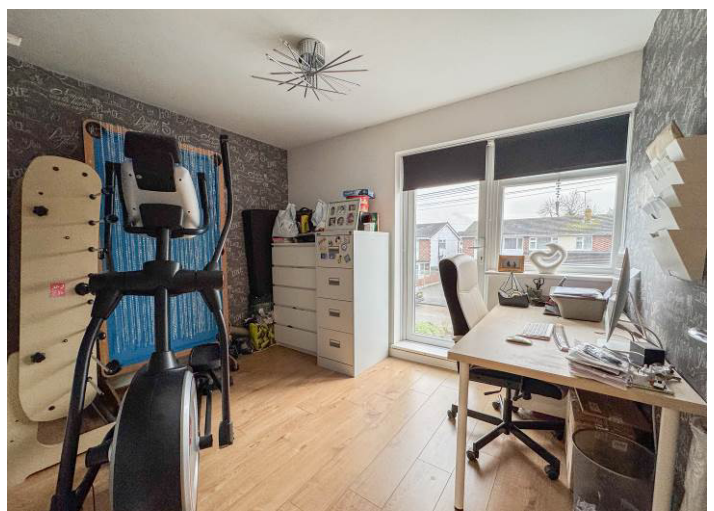
BEDROOM THREE 14' 1" x 11' 4" (4.29m x 3.45m)

Double glazed window to the front aspect. Wood effect flooring. Plastered ceiling. Radiator.



BEDROOM FOUR 14' x 8' (4.27m x 2.44m)

Double glazed window to the front aspect. Wood effect flooring. Plastered ceiling. Radiator. Double glazed door providing access to the **BALCONY 14' x 3' 1" (4.27m x 0.94m)** with glass balustrade.



FAMILY BATHROOM (RECENTLY FITTED) 8' 10" x 6' 7" (2.69m x 2.01m)

Obscure double glazed window to the side aspect. WC with low level cistern. Wall hung wash hand basin with vanity storage below. Panelled bath with chrome mixer tap, shower over and shower screen. Feature stone effect wall. Plastered ceiling. Inset spot lights. Heated towel rail.



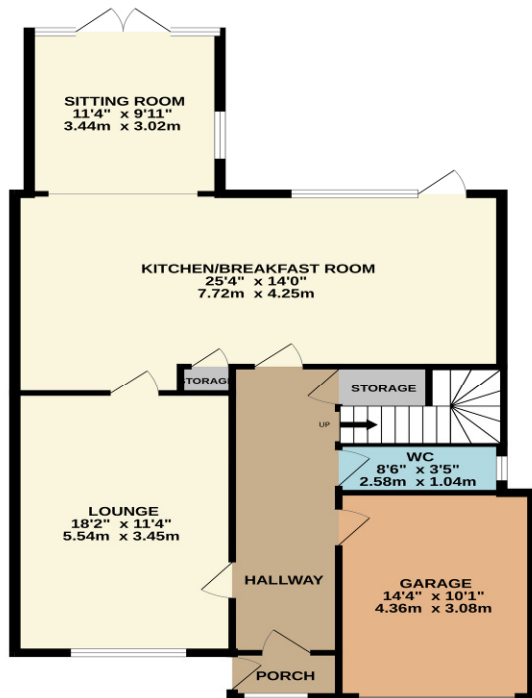
EXTERIOR

The **SECLUDED REAR GARDEN** measures **approximately 50ft (15.24m)** and commences with block paved patio leading to laid lawn. Side gate providing access to the front.

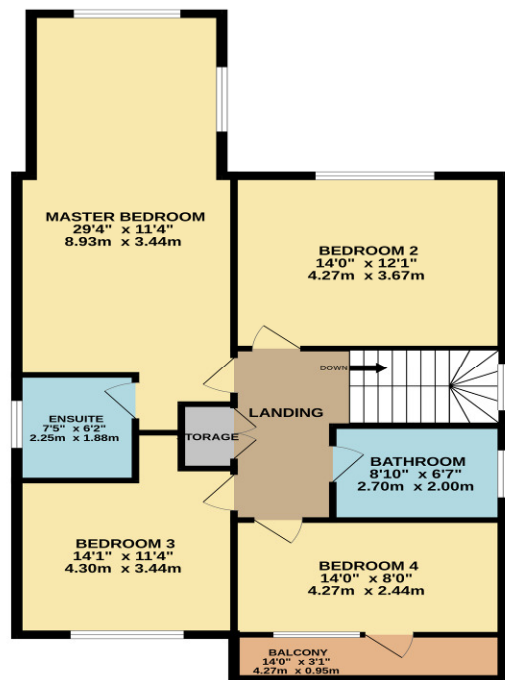


The **FRONT** has own large block paved driveway providing off-street parking for several vehicles leading to **INTEGRAL GARAGE 14' 4" x 10' 1" (4.37m x 3.07m)** with power and lighting, Up & Over door to the front.

GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
968 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA: 1960 sq.ft. (182.1 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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