

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hillcrest Avenue, Hullbridge, SS5 6HE



Guide Price:
£475,000 - £500,000

Situated in a popular area of Hullbridge is this two double bedroom detached bungalow on a large corner plot, in and out driveway, garage, large open plan lounge/diner/kitchen, conservatory and a west facing rear garden measuring 80ft by 60ft. Close to local shops and amenities.

NO ONWARD CHAIN. Council Tax Band: E.
EPC Rating: TBC. Our Ref: 20014.

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Accommodation comprises:

Entrance via uPVC double glazed door to entrance hall.

ENTRANCE HALL

Two storage cupboards. Radiator. Coving to ceiling. Doors to lounge, bedroom one, bedroom two and shower room.



LOUNGE 15' 1" x 15' (4.6m x 4.57m)

Large uPVC double glazed window to front aspect. Radiator. Coving to ceiling. Open into kitchen/diner.



KITCHEN/DINER 23' 2" x 6' 11" (7.06m x 2.11m)

uPVC double glazed window to rear aspect. uPVC double glazed patio doors providing access to conservatory.



KITCHEN AREA

A comprehensive range of modern high gloss base and eye level units incorporating roll edge granite work surfaces with inset stainless steel sink drainer unit with mixer tap. Tiled splash backs. Integrated Bosch electric double oven. Four ring gas hob with extractor fan. Integrated fridge freezer. Tiled flooring. Coving to ceiling with pendant light.



DINER AREA

Radiator.



CONSERVATORY 22' 10" x 8' 5" (6.96m x 2.57m)

uPVC double glazed windows to side aspect. uPVC double glazed patio doors providing access to rear garden. Radiators. Wood effect laminate flooring.



BEDROOM ONE 11' 11" x 10' 10" (3.63m x 3.3m)

uPVC double glazed window to front aspect. Storage cupboard. Radiator. Coving to ceiling.



BEDROOM TWO 11' 10" x 10' 10" (3.61m x 3.3m)

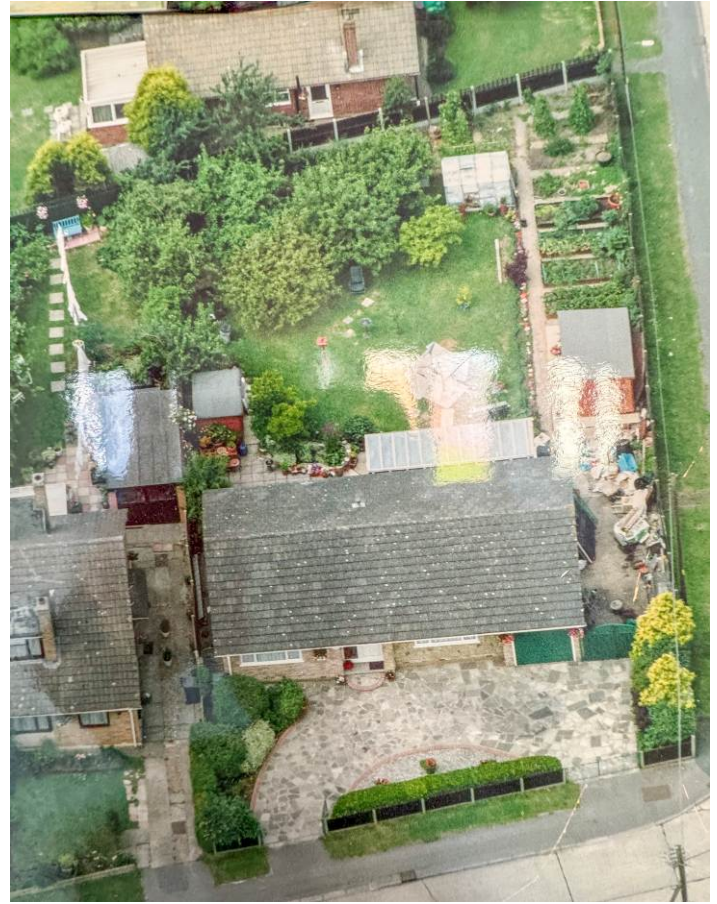
uPVC double glazed window to rear aspect. Built in wardrobes with sliding doors. Radiator. Coving to ceiling.



Obscure uPVC double glazed window to rear aspect. A three piece suite comprising corner shower unit with overhead shower, inset sink with vanity storage and close coupled wc in unit. Units with roll edge work surfaces. Tiled flooring. Tiled walls.



The **REAR GARDEN** is **WEST FACING** and measures **approximately 80ft x 60ft (24.38m x 18.29m)** commencing with block paved patio leading to garden. Laid to lawn. Fencing to boundaries. Sheds to remain. Access on both sides to front.



GROUND FLOOR
1144 sq.ft. (106.3 sq.m.) approx.



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 sq.m.) approx.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.