

## Cherrydene Close, Hullbridge SS5 6HL



£375,000

Situated in a quiet cul-de-sac location is this immaculate, extended three/four bedroom semi-detached family home benefiting from having large open plan lounge, ground floor cloakroom, modern fitted bathroom, loft room/bedroom, recently laid block paved driveway and integral garage. Walking distance to all local amenities.

Viewing advised.

EPC Rating: C. Our Ref 17249

**Directions:** Proceeding from the centre of Hockley at the Spa roundabout take Main Road sign posted Rayleigh. Passing the Bull PH on your left-hand side, turn right into Folly Lane. Follow Folly Lane until the t-junction turning right into Church Road. Follow Church Road until the t-junction turning left into Lower Road. Take the second turning on the right into Burnham Road and Cherrydene Close is the first turning on the right.



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via double glazed entrance door to

### **ENTRANCE PORCH**

Glazed door to

### **LOUNGE 16' 11" x 16' 6" (5.16m x 5.03m)**

Double glazed bay window, with custom fitted shutters, to the front aspect. Stairs, with Oak and Glass balustrade, to first floor accommodation. Wood effect flooring. Coving to plastered ceiling. Contemporary radiator. Open plan to



### **DINING ROOM 10' x 7' 4" (3.05m x 2.24m)**

Double glazed French doors, with custom fitted shutters, providing access to rear garden. Integrated fridge/freezer. Wood effect flooring. Coving to plastered ceiling. Open to



### **KITCHEN 10' x 9' 2" (3.05m x 2.79m)**

Double glazed window, with custom fitted shutters, to the rear aspect. Comprehensive range of modern base and eye level units. Granite effect work surfaces. Complimentary splash backs. Inset stainless steel sink drainer unit. Space for free standing cooker with stainless steel extractor chimney above. Space and plumbing for appliances. Breakfast bar. Concealed under stairs storage cupboard. Tiled effect flooring. Archway providing access to



### **UTILITY ROOM 13' 3" max x 10' max (4.04m x 3.05m)**

Double glazed window, with custom fitted shutters, to the rear aspect. Double glazed French doors, with custom fitted shutters, to rear garden. Base and eye level units. Granite effect work surfaces. Inset stainless steel sink drainer unit. Tiled effect flooring. Coving to plastered ceiling. Door to ground floor cloakroom. Door to garage.

### **GROUND FLOOR CLOAKROOM**

Low level WC. Wall mounted wash hand basin with tiled splash back. Tiled floor.

### **FIRST FLOOR ACCOMMODATION**

#### **FIRST FLOOR LANDING**

Oak doors to rooms.

### **BEDROOM ONE 11' 5" x 9' 10" (3.48m x 3m)**

Double glazed window, with custom fitted shutters, to the rear aspect. Coving to plastered ceiling. Radiator.





### **BEDROOM TWO 12' 7" x 7' 10" (3.84m x 2.39m)**

Double glazed window, with custom fitted shutters, to the front aspect. Fitted wardrobes to one wall. Wood effect flooring. Coving to plastered ceiling. Inset spot lights. Radiator.



### **BEDROOM THREE 12' 7" x 8' 8" (3.84m x 2.64m)**

Double glazed window, with custom fitted shutters, to the front aspect. Stairs to second floor loft room/bedroom four. Under stairs cupboard. Wood effect flooring. Coving to plastered ceiling. Radiator.



### **MODERN FITTED BATHROOM 9' 10" x 5' 1" (3m x 1.55m)**

Obscure double glazed window to the rear aspect. Low level WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with shower over and folding shower screen. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel rail.



## **SECOND FLOOR ACCOMMODATION**

### **LOFT ROOM/BEDROOM FOUR (RESTRICTED HEAD HEIGHT) 15' 8" x 9' 9" (4.78m x 2.97m)**

Double glazed window to the side aspect. Eaves storage. Plastered ceiling. Radiator.



## EXTERIOR

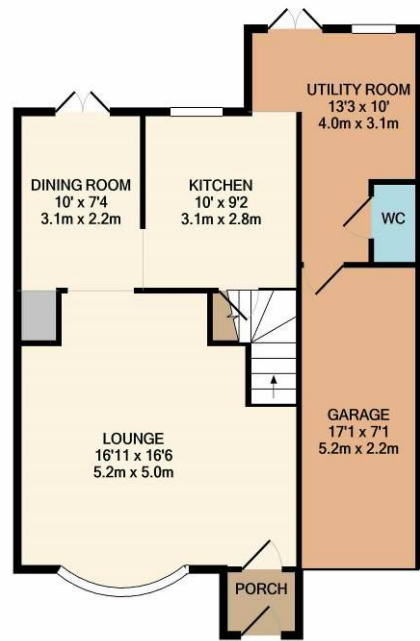
The **REAR GARDEN** measures approximately **35' (10.67m)** and commences with patio leading to laid lawn. Flower and shrub borders. **SUMMERHOUSE**, with power and light, to remain. **VERANDA** area with **Pull-Down Bar**. Extensive exterior power points.



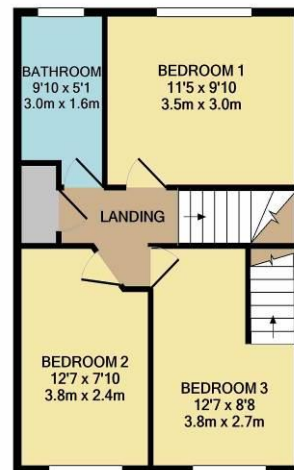
The **FRONT** has recently laid own block paved driveway providing off-street parking for several vehicles which in turn leads to **INTEGRAL GARAGE 17' 1" x 7' 1" (5.21m x 2.16m)** with up and over door, power and light, boarded ceiling to provide loft area storage.

## Agents Note:

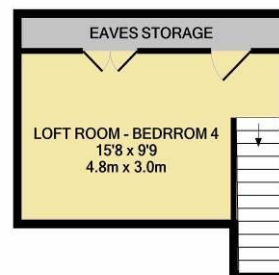
*The vendors have advised that there are Solar Panels fitted, which are fully paid for and give approximately £200/£250 on average every 3 months.*



GROUND FLOOR  
APPROX. FLOOR  
AREA 675 SQ.FT.  
(62.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 194 SQ.FT.  
(18.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1292 SQ.FT. (120.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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