

High Elms Road, Hullbridge SS5 6HB



£ 475,000

Situated in a popular location within Hullbridge is this immaculate, four bedroom detached family home, maintained and improved by the current owners to a very high specification throughout and benefits from having an extended, modern kitchen/breakfast room, utility room, two reception rooms, en suite to master bedroom, secluded rear garden, own driveway providing off-street parking for several vehicles and double width garage.

VIEWING HIGHLY RECOMMENDED. EPC Rating: D. Our Ref 16333

Directions: Proceeding from the centre of Hockley heading towards Rayleigh continue across mini roundabout and turn right after The Bull Public House into Folly Lane. At the end of Folly Lane turn right into Church Road and continue to the end of the road turning left into Lower Road. Continue along Lower Road to the mini roundabout and take the 2nd exit into Ferry Road. High Elms Road is the 3rd turning on the right.



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via double glazed entrance door to

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Two under stairs storage cupboards. Karndean wood effect flooring. Coving to plastered ceiling. Inset spot lights. Radiator.



UTILITY ROOM 7' 9" x 5' 5" (2.36m x 1.65m)

Double glazed window to the front aspect. Base units. Stainless steel sink drainer unit. Space and plumbing for appliances. Tiled floor.

GROUND FLOOR CLOAKROOM

Obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin. Karndean wood effect flooring. Part tiled walls. Plastered ceiling. Inset spot lights. Radiator.

RECENTLY FITTED KITCHEN/BREAKFAST ROOM 28' 4" x 9' 2" (8.64m x 2.79m)

Comprehensive range of modern high gloss white base and eye level units. Granite work surfaces. Complimentary Granite up-stands. Inset sink with Granite drainer. Integrated eye-level electric oven. Separate integrated microwave. Induction hob with Granite splash back. Stainless steel extractor chimney. Integrated dish washer. Integrated fridge/freezer. Tiled floor. Plastered ceiling. Inset spot lights. Open plan to



Breakfast Area

Double glazed windows to the rear and side aspects. Double glazed vaulted glass ceiling. Double glazed French doors providing access to rear garden.



LOUNGE 18' 8" x 10' 8" (5.69m x 3.25m)

Double glazed window to the side aspect. Double glazed patio doors providing access to rear garden. Feature fireplace with wood burner. Coving to plastered ceiling. Radiator. Opening to



DINING ROOM 10' 8" x 10' 8" (3.25m x 3.25m)

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



FIRST FLOOR ACCOMMODATION

SPACIOUS LANDING

Access to loft.



MASTER BEDROOM 16' 4" max x 12' 2" max (4.98m x 3.71m)

Double glazed window to the front aspect. Comprehensive range of modern fitted wardrobes and drawer storage. Coving to plastered ceiling. TV point. Radiator. Door to



EN SUITE

Obscure double glazed window to the side aspect. Low level WC. Wall mounted wash hand basin. Tiled corner shower cubicle. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel radiator.



BEDROOM TWO 14' 7" x 10' 8" (4.44m x 3.25m)

Double glazed window to the rear aspect. Comprehensive range of modern fitted wardrobes and drawer storage with inset LED lighting. Coving to plastered ceiling. TV point. Radiator.



BEDROOM THREE 11' 7" x 9' 4" (3.53m x 2.84m)

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



BEDROOM FOUR 10' 11" x 10' 10" (3.33m x 3.3m)

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

FAMILY BATHROOM

Obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Tiled floor. Tiled walls. Plastered ceiling. Radiator.

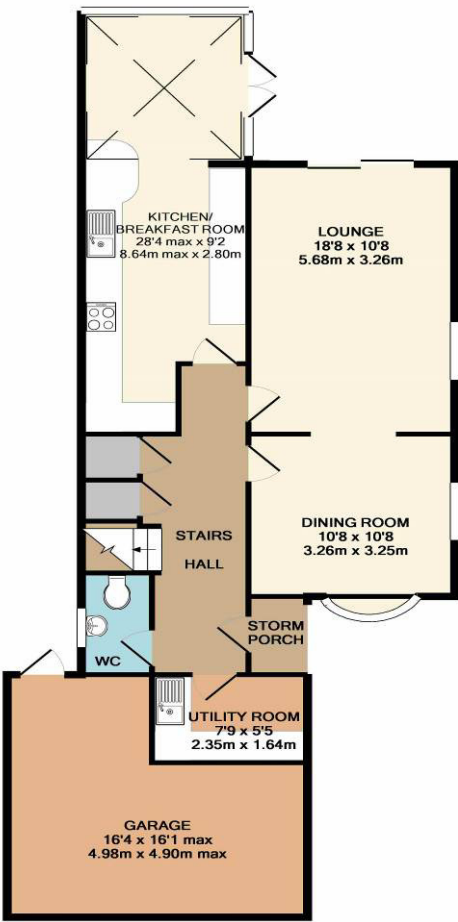


EXTERIOR

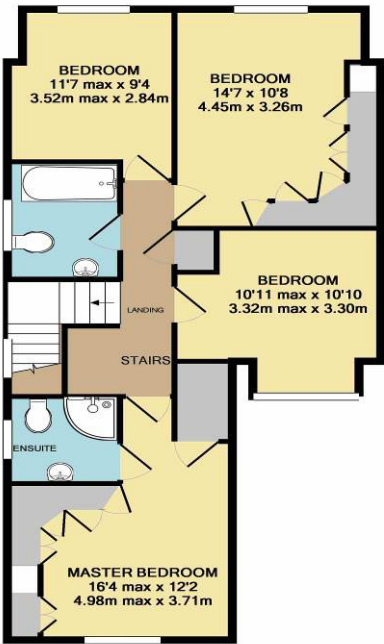
The **REAR GARDEN** commences with block paved patio leading to laid lawn. Selection of mature flowers and shrubs to borders. Power point. Water feature. Exterior tap. Gate providing access to the front.



The **FRONT** has own block paved driveway providing off-street parking for several vehicles which in turn leads to **INTEGRAL DOUBLE WIDTH GARAGE** with up and over door, power and light.



GROUND FLOOR
APPROX. FLOOR
AREA 1018 SQ.FT.
(94.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 716 SQ.FT.
(66.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 1735 SQ.FT. (161.2 SQ.M.)
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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.