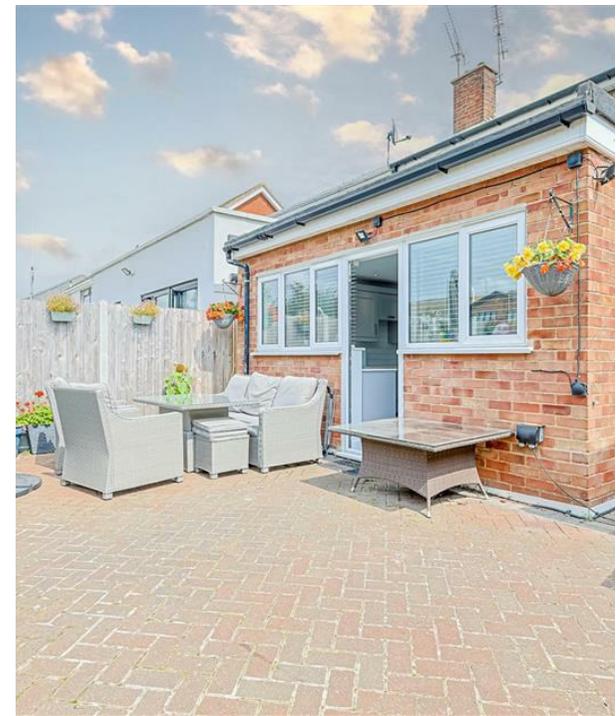


37 Burnham Road, Hullbridge, SS5 6BG  
Guide Price £400,000 - £425,000

**bear**  
*Estate Agents*



\*Guide Price £390,000 - £410,000\*

This semi-detached house presents an excellent opportunity for families and professionals alike. It boasts three well-proportioned bedrooms and the modernised interior features two inviting reception rooms, including a spacious lounge that is perfect for both relaxation and entertaining guests.

The contemporary kitchen-diner is equipped with modern appliances. This area not only offers functionality but also a warm and welcoming atmosphere for family gatherings and social occasions.

Outside, the property benefits from off-street parking, ensuring convenience for residents and visitors. Additionally, an outbuilding with power and air conditioning adds versatility to the space, making it ideal for a home office, gym, or hobby room.

This property combines modern living with the charm of Hullbridge village, close to lovely river walks and the recreation ground or through the fields to see the Alpacas, making it a desirable choice. Don't miss the chance to make this delightful house your new home.

### **Entrance Hall**

Composite door to front with double glazed window to front. Ceiling mounted light fitting, three wall mounted light fittings, and wall mounted radiator. Tiled floor and stairs with under the stairs cupboard.

### **Lounge**

11'9 x 15'11

Double glazed triple window to side aspect, two ceiling mounted fitted lights, feature fitted fireplace with mantle piece surround, wooden effect flooring and wall mounted radiator.

### **Kitchen/Breakfast Room**

11'9 x 14'4

Spotlights, double glazed windows to rear. Wooden effect flooring. Range of wall and floor mounted units including integrated oven and grill, induction hob with extractor fan overhead and integrated dishwasher. Space for washing machine and tumble dryer. Tiled splashback surround with integrated sink unit.

### **Bathroom**

Ceiling mounted light fitting, double glazed window to side. Tiled walls and tiled floor, with bath and shower unit overhead. Integrated wash handbasin and low-level WC unit

### **Dining Room/Bedroom Four**

6'10 x 11'8

Window to front, ceiling mounted light fitting, carpeted and wall mounted radiator.

### **First Floor Landing**

Access to all three bedrooms. Ceiling mounted light fitting, Double glazed window to side, carpeted throughout and wall mounted radiator.

### **Bedroom One**

10'9 x 11'10

Ceiling mounted light fitting, double glazed window to front and wall mounted radiator. Fitted wardrobe and storage unit with fitted dressing table with storage. Carpeted flooring throughout and wall mounted radiator.

### **Bedroom Two**

12'0 x 9'7

Ceiling mounted light fitting, double glazed window to rear, storage cupboard with shelving and water tank. Carpeted flooring throughout.

### **Bedroom Three**

9'0 x 7'5

Ceiling mounted light fitting, double glazed window to rear, carpeted throughout with wall mounted radiator.

### **Outbuilding To The Rear**

9'5 x 15'4

Spotlights, French doors to front with double aspect window to rear garden, AC unit, power and lighting, with wood effect flooring.

### **Rear Garden**

Block paved patio with side access. Composite decking and outbuilding to rear.

### **Agents Notes**

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - C

EPC- Ordered







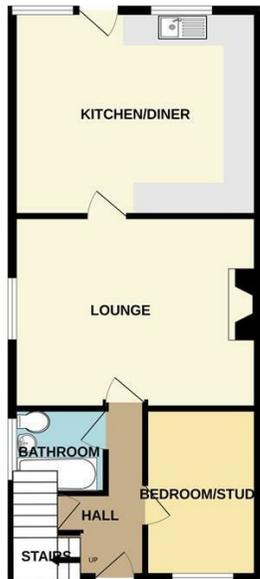
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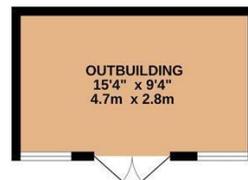
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GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	