



Lower Road | Hullbridge | Hockley | SS5 6BJ

Price Guide £550,000

**bear**  
*Estate Agents*

\*\*Guide Price of £550,000 - £575,000\*\*

This impressive detached house offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms, including a primary suite complete with an ensuite bathroom, this property is ideal for families seeking both space and convenience.

Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere for relaxation and entertaining. The modern kitchen, diner is thoughtfully designed, making it a delightful space for culinary enthusiasts to create and enjoy meals.

The property boasts ample parking, accommodating many vehicles, which is a rare find in this area. With off-street parking for over five or six vehicles, an internal garage, and side access, convenience is at the forefront of this home's design.

This residence not only offers generous living space but also the potential for a comfortable lifestyle in a desirable location. Whether you are looking to settle down in a family friendly neighbourhood or seeking a peaceful retreat, this property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.

- Detached Family House
- Ensuite To Primary Room
- Off Street Parking For Over Five Vehicles
- Close To Local Amenities
- Internal Garage
- Spacious Lounge
- Four Bedrooms
- Close To The River Crouch
- Side Access
- Must View !

### Hallway

Composite door front with obscured window surround. Obscured window to side. Spotlights, wooden effect flooring, wall mounted radiator part panelled wall. Leads to downstairs WC, kitchen living/dining area.





### WC

Spotlights, tiled floor, wall mounted radiator. Obscured window to side, low-level WC and wash handbasin with integrated storage.

### Kitchen/ Family Room

19'8 x 10'4 (5.99m x 3.15m)  
Spotlights, Kardean flooring, wall mounted radiator. Range of wall and floor mounted units and kitchen island, including integrated oven and grill, induction hob with extractor fan overhead, dishwasher and integrated porcelain sink with dry unit. Storage cupboard and door leading to side access.

### Lounge / Diner

11'6 x 28'2 (3.51m x 8.59m)  
Spotlight, wooden effect flooring, bay window to front. Two wall mounted radiators, integrated media wall with fireplace feature, French doors leading to rear garden.



### First Floor Landing

Carpeted with panelled walls. Access to all bedrooms and bathroom.

### Bedroom One

13'2 x 11'8 (4.01m x 3.56m)  
Spotlights, carpeted, wall mounted radiator, air conditioning wall mounted unit. window to rear. Access to ensuite.



### Ensuite

Spotlights, tiled floor and tiled walls. Obscured window to side, walking shower unit and wash handbasin with integrated storage.

### Bedroom Two

14'9 x 11'10 (4.50m x 3.61m)  
Spotlights, carpeted, wall mounted radiator and window to front.

### Bedroom Three

10'5 x 8'0 (3.18m x 2.44m)  
Ceiling mounted light fitting, carpeted, wall mounted radiator. Storage cupboard.

### Bedroom Four

11'11 x 7'1 (3.63m x 2.16m)  
Spotlights, carpeted, wall mounted radiator, window to rear.

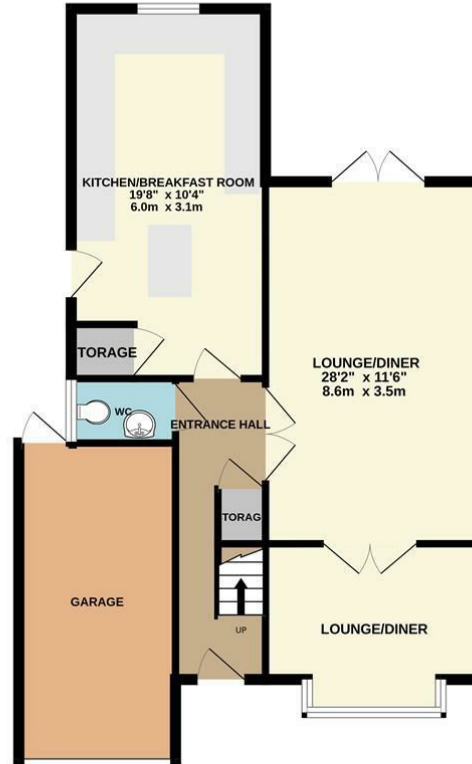
### Family Bathroom

Spotlights, Karndean flooring, heated towel rail, and tiled walls. Obscured window to side, bath, wash hand basin with storage with low level WC.

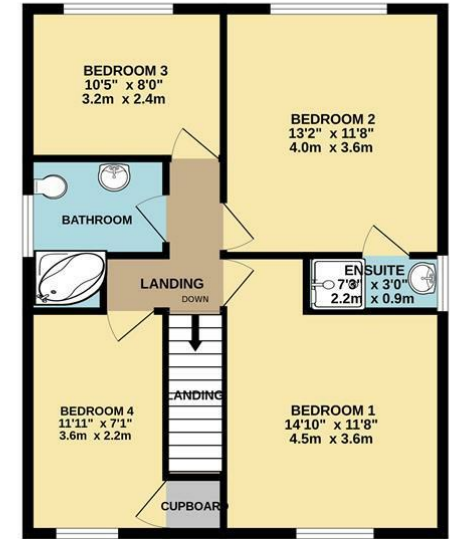




GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1374 sq.ft. (127.7 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		84
(81-91)	B		
(69-80)	C		
(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	

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