

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Abbey Road, Hullbridge, SS5 6DJ



£375,000

Situated in the heart of Hullbridge is this three bedroom semi-detached family home benefiting from having open plan lounge/diner, a rear garden measuring approximately 80ft and own driveway providing off-street parking. Within walking distance to local schools, shops and bus routes.

**NO ONWARD CHAIN.**

Council Tax Band: C. EPC Rating: tbc. Ref 20350

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via double glazed entrance door to

#### ENTRANCE PORCH

Double glazed window to the front aspect. Glazed door to

#### ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Radiator.



#### LOUNGE/DINER 23' 9" max x 12' max (7.24m x 3.66m)

Double glazed window to the front aspect. Double glazed window to the rear aspect. Double glazed door providing access to Lean-to. Window to hallway. Feature fireplace with inset fire. Radiators.



#### LEAN-TO 8' 9" x 7' 6" (2.67m x 2.29m)

Double glazed windows. Double glazed door providing access to rear garden.



#### KITCHEN 11' 7" x 9' 3" (3.53m x 2.82m)

Double glazed window to the rear aspect. Double glazed door providing access to side. Base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Walk-in larder storage cupboard. Space for free standing cooker. Space for appliances.



## FIRST FLOOR ACCOMMODATION

### LANDING

Double glazed window to the side aspect.



### BEDROOM ONE 12' 2" x 10' 3" (3.71m x 3.12m)

Double glazed window to the front aspect. Radiator.



### BEDROOM TWO 11' 7" x 10' 3" (3.53m x 3.12m)

Double glazed window to the rear aspect. Radiator.



### BEDROOM THREE 8' 9" x 7' 10" (2.67m x 2.39m)

Double glazed window to the front aspect. Over stairs storage cupboard. Radiator.



### BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath. Airing cupboard. Wood effect flooring. Part tiled walls. Radiator.



## EXTERIOR

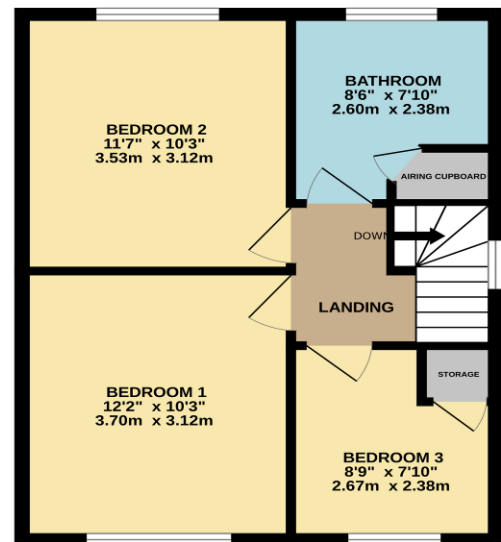
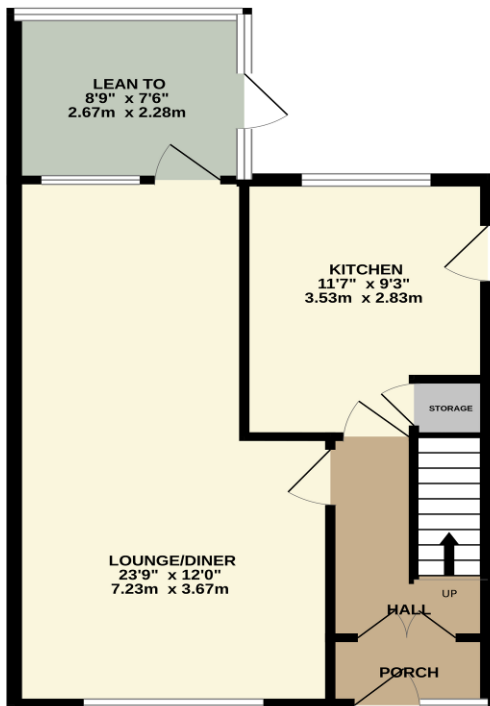
The **STUNNING REAR GARDEN** measures approximately 80' (24.38m) and commences with patio leading to beautifully laid lawn. Selection of mature flowers and shrubs to borders. Gate providing access to spacious side.



The **FRONT** has lawn area and own block paved driveway providing off-street parking.

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 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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