

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## 93 Crouch Avenue, Hullbridge, SS5 6HW



Guide Price £400,000

Situated in a popular location, within walking distance to local shops and school as well as beautiful riverside walks along the River Crouch, is this extended three bedroom semi-detached chalet benefiting from having en suite to master bedroom, versatile ground floor accommodation of two reception rooms and open plan kitchen/breakfast room, secluded rear garden and own driveway providing off-street parking for several vehicles.

Council Tax Band: C. EPC Rating: D.

Ref 20463

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

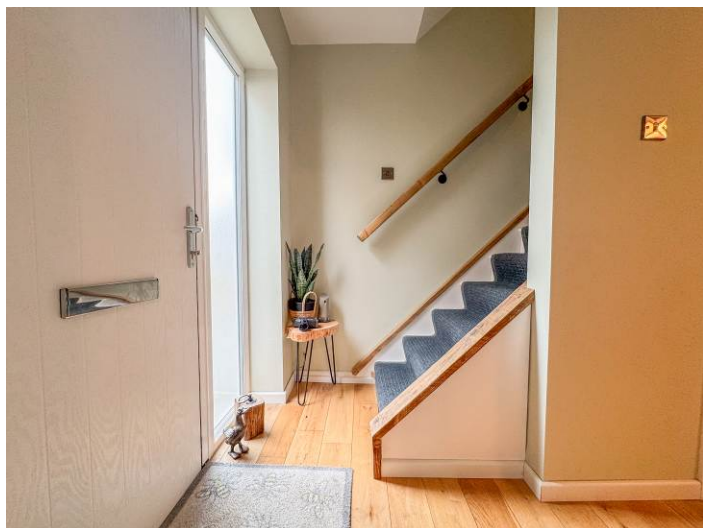
[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
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Entrance via double glazed entrance door to

### ENTRANCE HALL

Stairs to first floor accommodation. Solid wood flooring. Plastered ceiling. Radiator.



### GROUND FLOOR BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Sunken bath with chrome mixer tap and telephone handset shower attachment. Airing cupboard. Solid wood flooring. Tiled walls. Radiator.



### DINING ROOM 15' 2" x 8' 9" (4.62m x 2.67m)

Under stairs storage cupboard. Solid wood flooring. Coving to ceiling. Radiator. Door to Lounge. French doors to Kitchen/Breakfast room.



### LOUNGE 15' 3" x 12' 5" (4.65m x 3.78m)

Double glazed window to the front aspect. Solid wood flooring. Coving to ceiling. Radiator.



**KITCHEN/BREAKFAST ROOM 15' 3" x 11' 3" (4.65m x 3.43m)**

Double glazed window to the rear aspect. Double glazed patio doors providing access to rear garden. Comprehensive range of Shaker style base and eye level units. Wood effect roll edge work surfaces. Circular inset stainless steel sink drainer unit. Eye level electric oven. Separate gas hob with stainless steel extractor chimney above. Brick shape tiled splash back. Space for appliances. Solid wood flooring. Coving to ceiling. Radiator.



**FIRST FLOOR ACCOMMODATION**

**LANDING**

Doors to bedrooms.

**BEDROOM ONE 15' 3" x 10' 7" (4.65m x 3.23m)**

Double glazed window to the front aspect. Fitted wardrobes. Radiator.



**EN SUITE**

WC with concealed cistern. Inset wash hand basin with vanity storage below. Tiled shower cubicle with thermostatic shower. Wood effect flooring. Coving to ceiling. Towel radiator.



**BEDROOM TWO 10' 2" x 7' 10" (3.1m x 2.39m)**

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



**BEDROOM THREE 7' 5" x 7' 5" (2.26m x 2.26m)**

Double glazed window to the rear aspect. Custom fitted storage units with shelving. Coving to ceiling. Radiator.



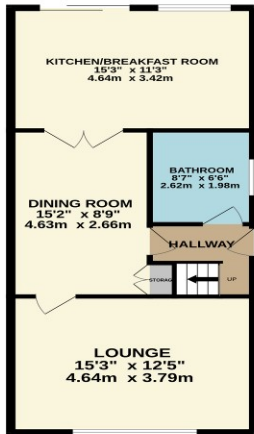
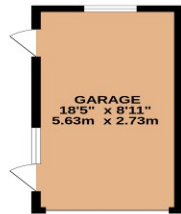
**EXTERIOR**

The **REAR GARDEN** commences with patio providing perfect outdoor seating space with gate leading to laid lawn. Additional patio area with pagoda. Vegetable patch. **GREENHOUSE** and **SHEDS** to remain.

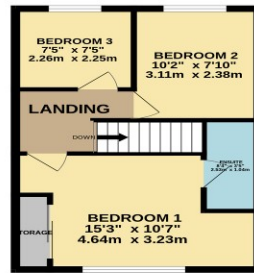


The **FRONT** has own block paved driveway providing off-street parking for several vehicles with gate providing access to the rear and the **DETACHED GARAGE 18' 5" x 8' 11" (5.61m x 2.72m)** with power and lighting.

GROUND FLOOR  
756 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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. Made with Metropix ©2025

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