

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Admiral Crescent, Hullbridge, SS5 6FT



£425,000

Situated on the popular High Elms Park Development in Hullbridge is this semi detached house with large lounge/diner, modern kitchen, three good size bedrooms one with en suite, approx 35ft south west facing rear garden and own driveway.

Close to local shops and amenities. Viewing advised. Council Tax Band: D.  
EPC Rating: B. Our Ref: 20301.

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Accommodation comprises:

Entrance via composite door to entrance hall.

#### ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Tiled flooring. Plastered ceiling. Doors to lounge/diner, kitchen and wc.



#### GROUND FLOOR WC

A two piece suite comprising pedestal wash hand basin and close coupled wc. Radiator. Tiled flooring. Plastered ceiling.



#### KITCHEN 12' 11" x 6' 5" (3.94m x 1.96m)

uPVC double glazed window with shutters to front aspect. A range of modern base and eye level units incorporating roll edge work surface with inset stainless steel sink drainer unit. Integrated appliances. Integrated oven. Gas hob with extractor fan above. Tiled flooring. Plastered ceiling.



#### LOUNGE/DINER 16' 7" x 13' 5" (5.05m x 4.09m)

uPVC double glazed window with shutters to side aspect. uPVC double glazed French doors with windows to side providing access to rear garden. Under stairs storage cupboard. Radiator. Plastered ceiling.



### FIRST FLOOR LANDING

Stairs to second floor accommodation. Doors to bedroom two, bedroom three and jack and jill bathroom.

### BEDROOM TWO 13' 5" x 10' 10" (4.09m x 3.3m)

Two uPVC double glazed windows with shutters to front aspect. Radiator. Plastered ceiling. Door to bathroom.



### BEDROOM THREE 13' 5" x 9' 5" (4.09m x 2.87m)

Two uPVC double glazed windows to rear aspect. Radiator. Plastered ceiling. Door to bathroom.



### JACK AND JILL BATHROOM

Obscure uPVC double glazed window to side aspect. A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc. Part tiled walls. Wood effect flooring.



### SECOND FLOOR LANDING

Door to bedroom one.

### BEDROOM ONE 27' 5" x 13' 5" (8.36m x 4.09m)

Two uPVC sky light windows to rear aspect. uPVC sky light window to front aspect. Built in wardrobes. Storage cupboard. Radiator. Plastered ceiling. Access to loft. Door to en suite.



