



22, Brandy Avenue, Hullbridge, Essex, SS5 6EQ

Three-Bedroom Semi-Detached Home / Guide Price: £425,000 - £450,000 / Tel: 01702 207720

amos





Welcome to this lovely and well-presented **three-bedroom** semi-detached house. The ground floor comprises a modern fitted kitchen with integrated appliances, a living/dining room with direct access to the rear garden and a convenient ground floor cloakroom. On the first floor, there are two double bedrooms and a modern three-piece bathroom, whilst the second floor is home to a generous main bedroom with its own en-suite shower room. The rear garden is well maintained, featuring patio areas and an artificial lawn, providing an easy-to-maintain outdoor space. This attractive home offers versatile accommodation across three floors and is sure to generate plenty of interest.

Brandy Avenue is ideally positioned within the popular village of Hullbridge, with a range of local shops and amenities close by. The area also offers scenic walks along the River Crouch, while nearby Hockley provides further shopping, schooling and transport links, including Hockley train station with services towards London. We have produced a **360' tour** so you can take a virtual tour around the property but this property is sure to generate huge interest so don't delay in making an appointment to visit in person.

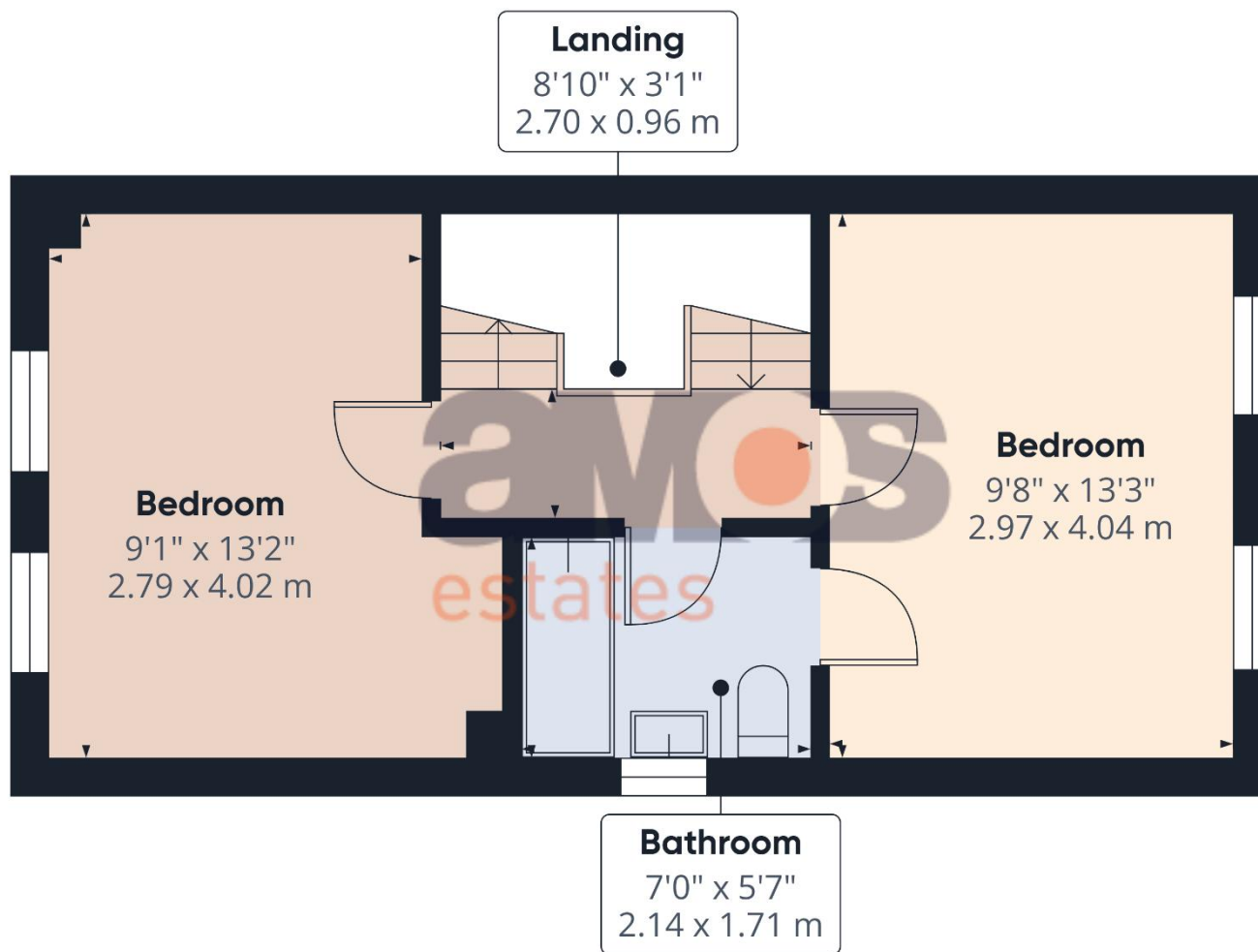
Find us on





Ground Floor





**A space to
call home.**



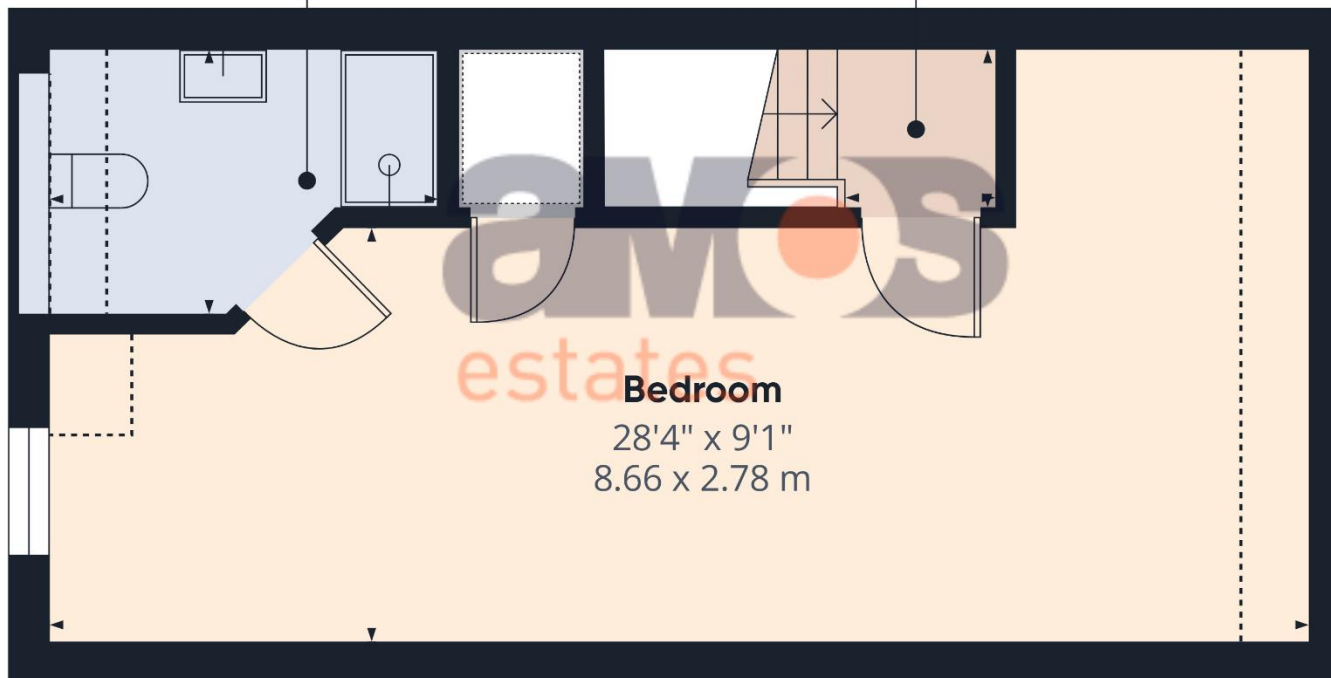
First Floor

En-Suite Shower Room

8'6" x 6'1"
2.60 x 1.86 m

Landing

3'6" x 3'10"
1.07 x 1.18 m

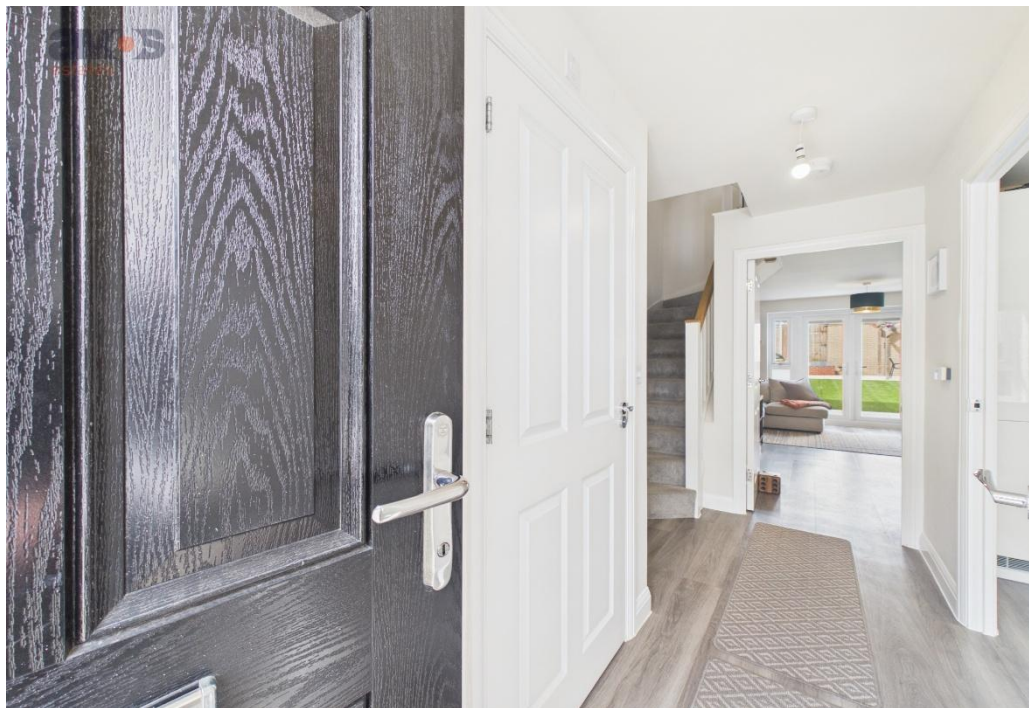


Bedroom

28'4" x 9'1"
8.66 x 2.78 m

Second Floor





Highlights

- / Three-bedroom semi-detached house
- / Arranged over three floors
- / Modern fitted kitchen with integrated appliances
- / Living/dining room with French doors to the garden
- / Ground floor cloakroom
- / Three double bedrooms
- / Main bedroom with en-suite shower room
- / Modern three-piece family bathroom
- / Low-maintenance rear garden with patio and artificial lawn
- / Close to local shops, restaurants and scenic walks along with River Crouch
- / EPC Rating: B
- / Council Tax Band: D
- / Approx 1030 Sq Ft in Size
- / 360' Virtual Tour



Composite entrance door leading to:

Entrance Hall /

12'3 x 3'8

Plastered ceiling, wood effect floor covering, staircase to first floor living accommodation with fitted carpet and wood balustrade, radiator, doors leading off:

Ground Floor Cloakroom /

7'4 x 2'11

Two piece suite comprising pedestal hand wash basin with mixer tap, low level w/c, plastered ceiling, wood effect floor covering, radiator, extractor fan.

Kitchen /

12'9 x 6'2

Fitted at both eye and base level in a range of modern white units with working surface over, integrated appliances such as fridge/freezer, oven with four ring gas hob and extractor fan above, dishwasher and stainless steel sink with mixer tap and drainer, double glazed window to front aspect, plastered ceiling, wood effect floor covering, radiator, power points.

Living/Dining Room /

15'3 x 13'1

Double glazed windows to rear and side aspect, double glazed French doors to rear garden, smooth plastered ceiling, wood effect floor covering, understairs storage cupboard, space for dining table, radiator, power points.





Landing /

8'10 x 3'1

Plastered ceiling, fitted carpet, wood balustrade, staircase to second floor living accommodation with fitted carpet and wood balustrade, radiator, power points, doors leading off:

Bedroom Two /

13'3 x 9'8

Double glazed windows to rear aspect, smooth plastered ceiling, wood effect floor covering, radiator, power points, access to Jack and Jill bathroom.

Bedroom Three /

13'2 x 9'1

Double glazed windows to front aspect, smooth plastered ceiling, wood effect floor covering, radiator, power points.

Jack and Jill Bathroom /

7'0 x 5'7

Three piece suite comprising integrated bath with mixer tap and fitted shower unit with safety glass shield, pedestal hand wash basin with mixer tap, low level w/c, double glazed window to side aspect, smooth plastered ceiling, wood effect floor covering, part tiled walls, radiator, extractor fan, accessed via bedroom two and the landing.

Second Floor Landing /

3'10 x 3'6

Fitted carpet, smooth plastered ceiling, power points, radiator, door to:





Bedroom One /

28'4 x 9'1

Double glazed Velux windows to rear aspect and further double glazed window to front aspect, smooth plastered ceiling, fitted carpet, smooth plastered ceiling with loft access, built in wardrobes, storage cupboard, radiator, power points, door to.

En-Suite Shower Room /

8'6 x 6'1

Three piece suite comprising safety glass cubicle with fitted shower unit, pedestal hand wash basin with mixer tap, low level w/c, double glazed roof window to rear aspect, smooth plastered ceiling, tiled flooring and part tiled walls, electric razor point, extractor fan, radiator.

Rear Garden /

Sun patio to immediate rear and side of property with pathway leading to further sun patio to rear of property creating ideal seating areas, remaining laid with artificial lawn, secure fence boundaries, water tap, wooden gate providing side access.

Front Garden /

Paved driveway providing parking, gate providing access to the rear garden.

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