

Park Gardens, Hawkwell, SS5 4HE



Guide Price:
£350,000 - £375,000

Situated in a quiet side road within Hawkwell is this well presented two double bedroom semi detached bungalow with large lounge opening into kitchen/breakfast with rear conservatory, stunning south facing rear garden measuring approx. 150ft and off street parking for two/three vehicles.

No onward chain. EPC Rating: D. Our Ref: 16278.



Tel: 01702 200666 www.williamsanddonovan.com

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: hockleysales@williamsanddonovan.com

Company No. 4510230 VAT Registration No. 725 9879 75



Entrance door to entrance porch.

ENTRANCE PORCH

Double glazed windows to side and front aspect. Door leading to entrance hall.

ENTRANCE HALL

BEDROOM ONE 10' 11" x 10' 10" (3.33m x 3.3m)

Double glazed window to front aspect. Radiator. Recently fitted carpet.



BEDROOM TWO 10' 10" x 10' (3.3m x 3.05m)

Double glazed window to side aspect. Wall mounted boiler. Radiator. Recently fitted carpet.



SHOWER ROOM

Obscure double glazed window to front aspect. A four piece suite comprising shower unit with electric shower above, wash hand basin inset to vanity unit with storage below, bidet and low level wc.



LOUNGE 20' 10" x 11' 10" (6.35m x 3.61m)

Two double glazed windows to side aspect. Inset remote controlled fireplace. Recently fitted carpet. Open plan into kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 18' 10" x 11' 3" (5.74m x 3.43m)

Double glazed window to rear aspect. Double glazed French doors providing access to conservatory. A range of base level units incorporating roll edge work with inset stainless steel sink drainer unit. Freestanding fridge, freezer and washing machine to remain. Built in waist level oven. Inset four ring gas hob with stainless steel extractor hood above. Radiator.



CONSERVATORY 13' 11" x 8' 4" (4.24m x 2.54m)

Double glazed windows to side and rear aspects. Double glazed doors providing access to rear garden. Wood effect flooring. Door to garage.



EXTERIOR.

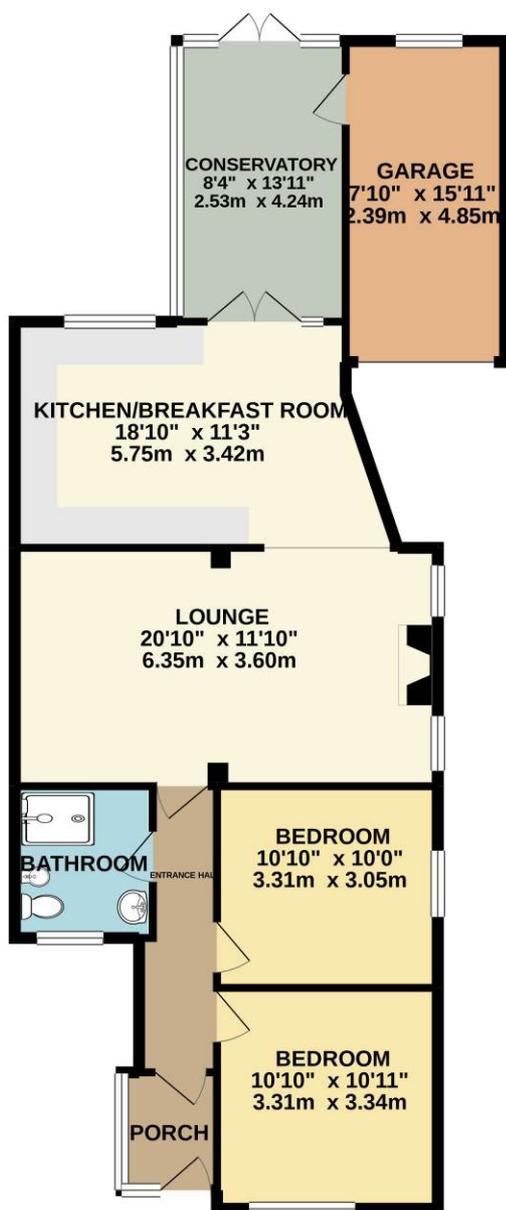
The **SOUTH FACING REAR GARDEN** measures **approximately 150ft (45.72m)**. Laid to lawn with several established flower beds.



The **FRONT** has block paved driveway providing off street parking for two/three vehicles. Shared drive to side leading to garage.

GARAGE 15' 11" x 7' 10" (4.85m x 2.39m) with up and over door to front. Window to rear.

GROUND FLOOR
1035 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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