

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hazelwood, Hawkwell, SS5 4HP



Guide Price £450,000

An extended and vastly improved four bedroom semi detached family home with versatile accommodation to ground floor with a stunning kitchen/breakfast/family room, ground floor master bedroom suite with en suite, study, south facing rear garden backing directly onto park at rear with far reaching views and large block paved driveway providing off street parking.

Council Tax Band: D. EPC Rating: C.
Viewing advised. Our Ref: 17425.

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Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Storage cupboard.



EN SUITE SHOWER ROOM

A three piece suite comprising double walk in shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc. Chrome heated towel radiator. Wood effect flooring.



LOUNGE 15' 11" x 13' 6" (4.85m x 4.11m)

Double glazed window to front aspect. Feature fireplace with inset fire. Feature TV wall. Wood effect flooring. Plastered ceiling with inset spotlighting. Radiator.



STUDY 7' 4" x 6' 1" (2.24m x 1.85m)

Double glazed window to front aspect. Wood effect flooring. Plastered ceiling. Door to ground floor bedroom.



GROUND FLOOR MASTER BEDROOM SUITE 25' 11" max x 9' 1" max (7.9m x 2.77m)

Velux windows to side aspect. Double glazed French doors providing access to rear garden. Wood effect flooring. Plastered ceiling. Radiator. Door to en suite.



KITCHEN/BREAKFAST ROOM

KITCHEN AREA 21' 2" x 11' 9" (6.45m x 3.58m)

A comprehensive range of modern high gloss base and eye level units incorporating wood effect roll top work surface with one and a half inset sink drainer unit. Tiled splash backs. Integrated eye level appliances. Electric induction hob with stainless steel extractor chimney above. Wine cooler. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Breakfast bar. Wood effect flooring. Plastered ceiling. Open plan to seating area.



SEATING AREA 10' 5" x 7' (3.18m x 2.13m)

Wood effect flooring. Plastered ceiling with inset spotlighting. Contemporary vertical radiator. Open to dining area.



DINING AREA 9' 3" x 9' 2" (2.82m x 2.79m)

Velux window to rear aspect. Bi-folding doors providing access to rear garden. Plastered ceiling with inset spotlighting.



FIRST FLOOR LANDING

BEDROOM TWO 12' 3" x 12' (3.73m x 3.66m)

Double glazed window to front aspect. Coving to plastered ceiling. Radiator.



BEDROOM THREE 12' 11" x 10' 11" (3.94m x 3.33m)

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



BEDROOM FOUR 11' 5" max x 9' 2" max (3.48m x 2.79m)

Double glazed window to front aspect. Plastered ceiling. Radiator. Built in storage cupboard.



BATHROOM

Obscure double glazed window to rear aspect. A four piece suite comprising tiled inset bath with shower screen and thermostatic shower over, a comprehensive range of vanity storage with his and hers table top ceramic sinks with chrome mixer taps and low level wc with concealed cistern. Chrome heated towel radiator. Tiled flooring. Tiled walls. Plastered ceiling.



The **FRONT** has own block paved driveway providing off street parking for several vehicles.

GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



EXTERIOR.

A **SECLUDED REAR GARDEN**, which directly backs onto a park to the rear, commencing with decking area with steps down to garden. Low maintenance. Further patio area ideal for entertaining.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.2 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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