

Williams & Donovan

Sales · Lettings · New Homes

Hill Lane, Hawkwell, SS5 4HL



Guide Price:
£475,000 - £500,000

An immaculate three bedroom detached chalet with open plan kitchen/breakfast room overlooking the stunning rear garden measuring approx 90ft, garage and driveway providing off street parking for several vehicles. Within close walking distance to shops, schools and mainline railway station. Viewing highly recommended. Our Ref: 18203.



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 via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard.

GROUND FLOOR WC

A two piece suite comprising corner wash hand basin with vanity storage below and low level wc with concealed cistern. Tiled splash back. Wood flooring. Plastered ceiling.

LOUNGE 19' 5" x 11' 11" (5.92m x 3.63m)

Double glazed window to front aspect. Feature fireplace. Radiators. Karndeian wood flooring. Coving to plastered ceiling.



KITCHEN/BREAKFAST ROOM 19' 5" x 11' 7" (5.92m x 3.53m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Coving to plastered ceiling with inset spotlighting. Karndeian wood flooring.



KITCHEN AREA

A comprehensive range of modern base and eye level units incorporating roll top work surface with one and a half stainless steel sink drainer unit. Space and housing for American style fridge freezer. Integrated electric oven with separate grill and integrated microwave. Island unit with inset four ring induction hob.



BREAKFAST ROOM

Double glazed patio doors providing access to rear garden. Radiator. Space for dining table and chairs.



FIRST FLOOR LANDING

BEDROOM ONE 14' 8" x 12' (4.47m x 3.66m)

Double glazed window to front aspect. Radiator. Plastered ceiling. Eaves storage cupboards.



BEDROOM TWO 14' 11" x 10' 6" (4.55m x 3.2m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



BEDROOM THREE 10' 8" x 8' 11" (3.25m x 2.72m)

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



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath, wash hand basin with vanity storage below and low level wc. Radiator. Part tiled walls. Vinyl flooring.



EXTERIOR.

The **REAR GARDEN** measuring approximately 90ft (27.43m) commencing with patio area with privacy wall. Laid to lawn. A selection of mature flower and shrub borders. Further paved seating area to rear. Door to garage. Gate providing access to front.

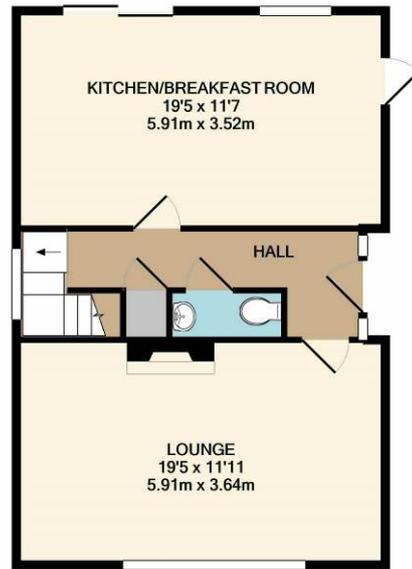




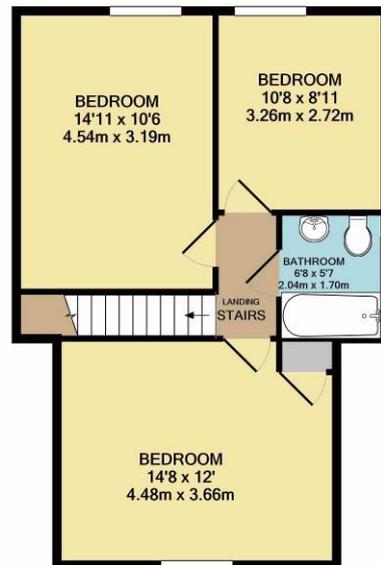
The **FRONT** has a large sweeping driveway providing off street parking for several vehicles leading to **DETACHED GARAGE** with up and over door. Lawn area with privacy hedge and trees.



Agents Note:
In accordance with the Estate Agency Act 1979, Section 21, we confirm that a Director of Williams & Donovan is related to the vendors of this property.



GROUND FLOOR
 APPROX. FLOOR
 AREA 563 SQ.FT.
 (52.3 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 514 SQ.FT.
 (47.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2022