

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Hawkwell Road, Hockley, SS5 4DA



Guide Price:  
£475,000 - £500,000

Situated in a much sought after position and rarely available is this character bay fronted three bedroom semi detached family home. Having been extended by the current vendors offering versatile living accommodation on a wider than average plot with a rear garden approaching 100ft and detached garage. Within a very short walk of mainline railway station, shops and schools. Viewing highly recommended. Our Ref: 19395.

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Entrance via double glazed entrance door to entrance porch.

#### ENTRANCE PORCH

Glazed entrance door to entrance hall.

#### SPACIOUS ENTRANCE HALL 13' 6" x 11' 7" (4.11m x 3.53m)

Stairs to first floor accommodation. Radiator. Coving to ceiling. Obscure glazed window looking through to sitting room. Door to kitchen. Door to lounge.



#### LOUNGE 17' 8" x 11' 7" (5.38m x 3.53m)

Double glazed bay window to front aspect. Double glazed window to side aspect. Feature fireplace with inset fire. Radiators. Coving to ceiling.



#### KITCHEN 12' 9" x 11' 7" (3.89m x 3.53m)

Double glazed window to side aspect. Wood effect flooring. A comprehensive range of modern Shaker style base and eye level units incorporating granite work surface with inset butler sink with chrome mixer taps and granite drainer. Integrated electric oven with gas hob and stainless steel extractor above. Tiled splash backs. Base level wine rack. Space and housing for fridge freezer. Open plan to sitting room. Door to conservatory.



#### CONSERVATORY 11' 7" x 7' 9" (3.53m x 2.36m)

Double glazed door providing access to rear garden. Base and eye level units with space and plumbing for appliances. Wood effect flooring.



**SITTING ROOM 16' 3" x 11' 7" (4.95m x 3.53m)**

Double glazed patio doors providing access to rear garden. Radiator. Coving to ceiling.



**FIRST FLOOR LANDING**

Airing cupboard.



**BEDROOM ONE 11' 9" x 11' 7" (3.58m x 3.53m)**

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



**BEDROOM TWO 11' 7" x 10' 7" (3.53m x 3.23m)**

Double glazed lead light window to front aspect. Door providing access to BALCONY with balustrade. Radiator. Recess storage above stairs. Coving to ceiling.



**BEDROOM THREE 9' 8" x 9' 6" (2.95m x 2.9m)**

Double glazed window to rear aspect. Fitted wardrobes to one wall. Built in storage cupboard. Corner built in storage cupboard. Radiator.



## BATHROOM

Two obscure double glazed windows to side aspect. A four piece suite comprising panelled bath with chrome taps, tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and close coupled wc. Tiled walls. Tiled flooring. Plastered ceiling.



## EXTERIOR.

A stunning mature SOUTH WEST FACING REAR GARDEN measures approximately 100ft (30.48m). A selection of mature flower, shrubs and trees. Laid to lawn. Various hardstanding areas providing perfect outdoor entertaining spaces. Door to ONE AND A HALF WIDTH GARAGE measures 17' 11" x 12' 1" (5.46m x 3.68m) with power and lighting. Gate providing access to front.



The FRONT has own driveway providing off street parking for several vehicles and is situated on a wider than average plot giving potential for further parking if required. Pathway to front door.

### Agents Note:

The property offers potential for further extension to ground and first floor, subject to the usual planning consents.

GROUND FLOOR  
1048 sq ft (97.4 sq m.) approx.

1ST FLOOR  
520 sq ft (48.3 sq m.) approx.



TOTAL FLOOR AREA: 1568 sq ft (145.7 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the figures 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 guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown here, not been tested and no guarantee as to their operability or efficiency can be given.  
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