

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Hawkwell Road, Hockley, SS5 4DD



£375,000

Situated in a prime location within Hockley is this extended, spacious two/three double bedroom semi-detached bungalow benefiting from having large open plan lounge/diner, approximately 65ft rear garden, own driveway providing off-street parking and detached garage. Potential for further extension to both ground and first floor. Within close walking distance to mainline railway station, shops and schools.

**NO ONWARD CHAIN.**

EPC Rating: tbc. Our Ref 19401

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Entrance via double glazed entrance door to

#### ENTRANCE PORCH

Original Parquet flooring. French doors providing access to

#### ENTRANCE HALL

Original Parquet flooring. Access to loft.



#### LOUNGE/DINER 21' 6" x 10' 6" (6.55m x 3.2m)

Double glazed window to the side aspect. Large walk-in storage cupboard to one wall. Feature fireplace. Original Parquet flooring. Radiators. Sliding doors providing access to Sitting Room/Bedroom.



#### KITCHEN 12' 10" x 6' 10" (3.91m x 2.08m)

Double glazed window to the rear aspect. Double glazed door to the rear. Range of base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Tiled splash backs. Integrated electric oven. Separate hob with extractor above. Space for appliances.



#### SITTING ROOM / BEDROOM THREE 14' 9" x 11' 6" (4.5m x 3.51m)

Double glazed window to the rear aspect. Double glazed window to the side aspect. Radiator.



### BEDROOM ONE 10' 3" x 10' (3.12m x 3.05m)

Double glazed window to the front aspect. Sliding door fitted wardrobes to one wall. Radiator.



### BEDROOM TWO 10' 2" x 10' (3.1m x 3.05m)

Double glazed window to the front aspect. Sliding door fitted wardrobes to one wall. Wood effect flooring. Radiator.



### SHOWER ROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Fully tiled shower cubicle. Tiled floor. Tiled walls. Radiator.



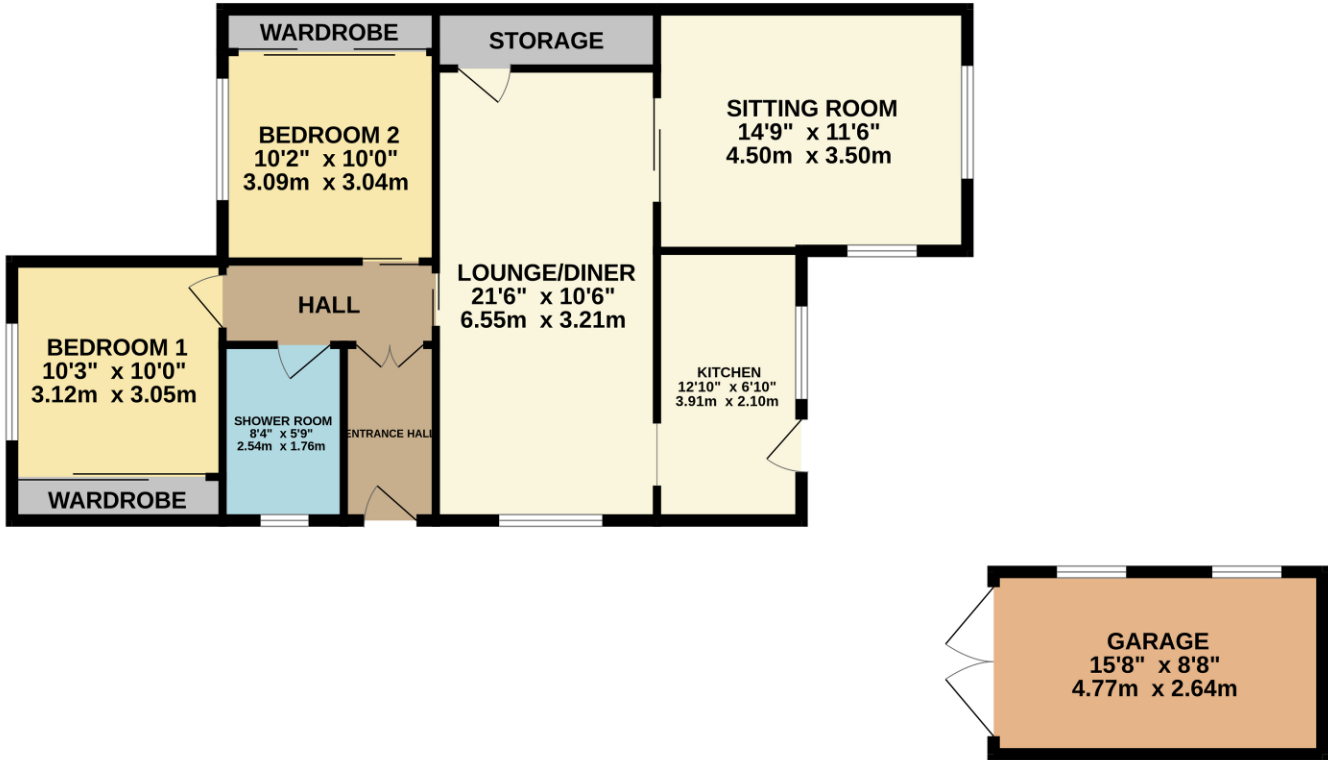
### EXTERIOR

The **LOW MAINTENANCE PAVED REAR GARDEN** measures approximately 65' (19.81m). Side gate providing access to the front.



The **FRONT** has shingle area and own driveway providing off-street parking which in turn leads to **DETACHED GARAGE** with double opening doors.

GROUND FLOOR  
1019 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA: 1019 sq.ft. (94.7 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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