

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hawthorne Gardens, Hockley, SS5 4SW



Guide Price:
£450,000 - £475,000

Situated in a popular residential location is this well presented, extended five bedroom semi detached family home benefiting from having large open plan lounge/diner, south facing rear garden, own large block paved driveway providing off-street parking and integral garage. Viewing advised.
EPC Rating: B. Our Ref: 19493.

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Entrance via composite double glazed entrance door to porch.

PORCH

Door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Plastered ceiling.



LOUNGE/DINER 26' x 12' (7.92m x 3.66m)

Double glazed bay window to front aspect. Double glazed patio doors providing access to rear garden. Feature fireplace with inset coal effect fire. Two radiators. Plastered ceiling. Door to kitchen.



KITCHEN 10' 9" x 8' 10" (3.28m x 2.69m)

Double glazed window to rear aspect. A range of base and eye level units incorporating roll edge work surfaces with inset sink drainer unit with mixer tap. Integrated oven with gas hob with extractor above. Wood effect flooring. Double doors to utility room.



UTILITY ROOM 10' 6" x 6' 10" (3.2m x 2.08m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll edge work surfaces. Plumbing and space for washing machine and dishwasher. Wall mounted boiler. Radiator. Door to garage. Door to ground floor wc.



GROUND FLOOR WC

Obscure double glazed window to rear aspect. A two piece suite comprising wash hand basin and close coupled wc. Part tiled walls. Plastered ceiling.

FIRST FLOOR LANDING

Plastered ceiling. Access to loft.



BEDROOM ONE 14' 2" x 10' (4.32m x 3.05m)

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



BEDROOM TWO 14' 7" x 8' 9" (4.44m x 2.67m)

Double glazed window to front aspect. Fitted wardrobes to one wall. Radiator. Plastered ceiling.



BEDROOM THREE 12' x 8' 10" (3.66m x 2.69m)

Double glazed window to rear aspect. Built in wardrobe. Radiator. Plastered ceiling.



BEDROOM FOUR 12' 1" x 10' (3.68m x 3.05m)

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



BEDROOM FIVE 9' x 9' (2.74m x 2.74m)

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



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled wc. Towel rail. Tiled walls. Wood flooring.



EXTERIOR.

The REAR GARDEN is south facing measuring approximately 50ft (15.24m) commencing with patio area with sun canopy. Laid to lawn. Outside tap. Storage shed. Side access to front.



The FRONT has a driveway providing off street parking for approximately three vehicles leading to garage. Laid to lawn. Retaining wall.

INTEGRAL GARAGE 19' 8" x 10' (5.99m x 3.05m) with up and over door. Door to utility room.

Agents Note:

The vendors advise that the property has solar panels which provide an income as well as reducing electricity costs.

The double glazed windows and doors were installed in 2023.

The boiler is eight years old and is serviced yearly.



TOTAL FLOOR AREA: 1965 sq.ft. (145 x sq.m.) approx.
While every attempt has been made to provide the accuracy of the figures contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as a basis for any purchase or other transaction. The information contained here is approximate and should not be relied on or guaranteed as to their accuracy or efficiency can be given.
Agent: Mr. Morgan 01242

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