

EST. 1999

WILLIAMS AND DONOVAN

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## Hawthorne Gardens, Hockley, SS5 4SW



Guide Price:  
£375,000 - £400,000

Located in a popular quiet cul de sac location just off Folly Lane is this spacious three bedroom semi detached family home with a larger than average rear garden, as the vendor purchased extra land to create an L-shaped rear garden measuring approx 50ft deep and widening to approx 60ft wide. Having own block paved driveway providing off street parking and attached garage. Offering potential for extension to side and rear, subject to usual planning consents. Walking distance to Hockley Woods and the excellent Hockley Primary School. Council Tax Band: D. EPC Rating: TBC. Offered with no onward chain. Our Ref: 19501.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

### ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Cupboard housing boiler. Radiator.



### LOUNGE 14' 4" x 12' 1" (4.37m x 3.68m)

Double glazed window to front aspect. Feature brick built fireplace. Open plan to dining area.



### DINING AREA 11' 10" x 8' 5" (3.61m x 2.57m)

Double glazed patio doors providing access to rear garden. Plastered ceiling. Sliding doors to kitchen.



### KITCHEN 9' 5" x 8' 5" (2.87m x 2.57m)

Double glazed window to rear aspect. A range of base and eye level units incorporating roll top work surface with inset sink drainer unit. Space and plumbing for appliances. Walk in under stairs larger cupboard. Personal door to garage.



### FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard. Access to loft.



### SEPARATE WC

Obscure double glazed window to rear aspect. Back to wall wc. Marble tiled walls. Tiled flooring.



### SHOWER ROOM

Obscure double glazed window to rear aspect. A two piece suite comprising large walk in shower enclosure with thermostatic shower, wall hung wash hand basin with chrome mixer tap and vanity storage below. Heated towel radiator. Marble tiled walls. Tiled flooring. Plastered ceiling.



### BEDROOM ONE 12' 3" max x 12' 1" max (3.73m x 3.68m)

Double glazed window to front aspect. Fitted wardrobes to one wall and over bed cabinets.



### BEDROOM TWO 12' 1" x 11' 10" (3.68m x 3.61m)

Double glazed window to rear aspect. Fitted bedroom furniture to one wall. Plastered ceiling.



### BEDROOM THREE 9' 5" x 8' 7" (2.87m x 2.62m)

Double glazed window to front aspect.



### EXTERIOR.

A larger than average REAR GARDEN measuring approximately 50ft (15.24m) deep opening to 60ft (18.29m) at its widest point to the rear. The current owner bought extra land to create a wider garden. Laid to lawn. A selection of mature flowers, shrubs and trees. Screening to rear. Door to garage. Gate providing access to front.



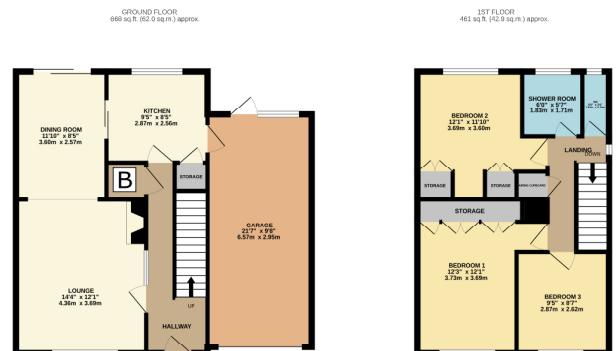
The **FRONT** has recently laid block paved driveway providing off street parking for several vehicles. Leading to garage. Lawn area.

**GARAGE 21' 7" x 9' 8" (6.58m x 2.95m)** with power and lighting. Double glazed window and double glazed door to rear garden.

As previously mentioned, there is potential to extend to the side and rear, subject to the usual planning consents.

### Agents Note:

Heating system is via warm air vents.



TOTAL FLOOR AREA: 1120 sq. ft. (104.9 sq. m.) approx.  
When only areas have been used to create the outline of the building construction, measurements of areas, volumes, heights and other data are approximate and not intended to be used for any purpose other than for general reference. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual dimensions and specifications shown may not be identical to the drawings.  
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