

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Park Gardens, Hawkwell, SS5 4HE



£635,000

We are delighted to offer for sale this stunning newly built four double bedroom detached family home, occupying a corner plot position within walking distance to local shops, Clements Hall Leisure Centre, schools and mainline railway with links to London Liverpool Street, benefiting from having en suite to master bedroom, open plan kitchen/breakfast room, study all finished to a high specification throughout with many luxury fixtures.

Council Tax Band: tbc. EPC Rating: A.

Ref 19953

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01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via composite double glazed entrance door to

### ENTRANCE HALL

Double glazed window to the front aspect. Stairs with Oak hand rail and glass balustrade, to first floor accommodation. Double door coats/storage cupboard and housing meters, media hub. Karndeane wood effect Herringbone flooring. Under floor heating. Plastered ceiling.



### GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Karndeane wood effect Herringbone flooring. Under floor heating. Plastered ceiling.



### STUDY/SNUG 10' 7" x 9' 11" (3.23m x 3.02m)

Glazed interior door from hallway. Double glazed window to the front aspect. Under floor heating. Plastered ceiling.



### SPACIOUS KITCHEN/FAMILY ROOM 24' 10" x 23' 11" (7.57m x 7.29m)

Recessed double glazed window to the side aspect. Double glazed bi-fold doors providing access to rear garden. Stunning kitchen area with range of base and eye level Shaker style units. Quartz work surfaces with complimentary upstands. Inset sink drainer unit. Integrated twin eye level electric oven. Integrated full height fridge and freezer. Integrated dish washer. Island unit incorporating inset Induction hob with contemporary in-built uplifting extractor and drawer and storage units, integrated Wine fridge. Under unit LED lighting, controlled via control pad. Karndeane wood effect Herringbone flooring. Under floor heating. Plastered ceiling. Inset LED spot lights.







**UTILITY ROOM 6' 6" x 4' 9" (1.98m x 1.45m)**

Double glazed door providing access to the side. Base level units. Quartz work surfaces. Inset circular sink drainer unit. Bosch washing machine and tumble dryer. Karndean wood effect Herringbone flooring. Under floor heating. Plastered ceiling.



**FIRST FLOOR ACCOMMODATION**

**SPACIOUS GALLERY LANDING**

Double glazed window to the side aspect. Sky light.



**BEDROOM ONE 18' x 11' (5.49m x 3.35m)**

Double glazed window to the rear aspect. Fitted bedroom furniture incorporating wardrobes and drawer storage. Plastered ceiling. Radiator.



### EN SUITE

Obscure double glazed window to the side aspect. Sky light. WC with concealed cistern. Inset wash hand basin with vanity storage below. Shower cubicle with thermostatic shower and adjustable electric shower thermostatic.. Wood effect flooring. Marble tiled walls. Plastered ceiling. Inset LED spot lights. Heated towel radiator.



### BEDROOM TWO 14' 3" x 9' (4.34m x 2.74m)

Double glazed window to the rear aspect. Fitted bedroom furniture incorporating wardrobes and drawer storage. Plastered ceiling. Radiator.



### BEDROOM THREE 11' 5" x 10' 1" (3.48m x 3.07m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Fitted bedroom furniture incorporating wardrobes and drawer storage. Plastered ceiling. Radiator.



**BEDROOM FOUR 9' 10" x 8' 4" (3m x 2.54m)**

Double glazed window to the front aspect. Fitted bedroom furniture incorporating wardrobes and drawer storage. Plastered ceiling. Radiator.



**SPACIOUS FAMILY BATHROOM 11' 4" x 5' 6" (3.45m x 1.68m)**

Sky light. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath. Fully tiled shower cubicle with thermostatic shower and adjustable electric shower thermostatic. Part Marble tiled walls. Plastered ceiling. Inset LED spot lights. Heated towel radiator.



## EXTERIOR

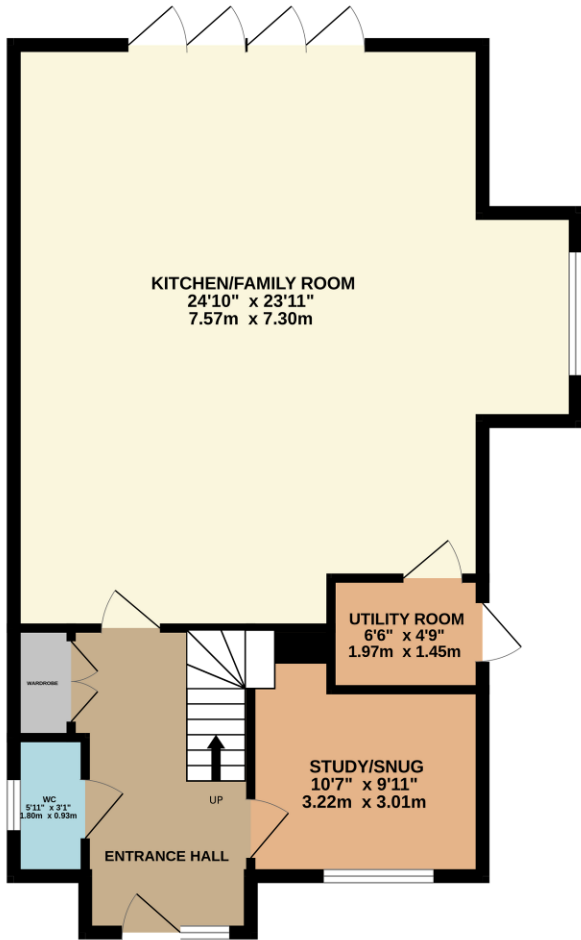
The **LANDSCAPED REAR GARDEN** commences with paved patio extending to the side and rear. Artificial lawn area. Side gates providing access to the front. Gate the rear providing access to own driveway providing off-street parking for two vehicles.



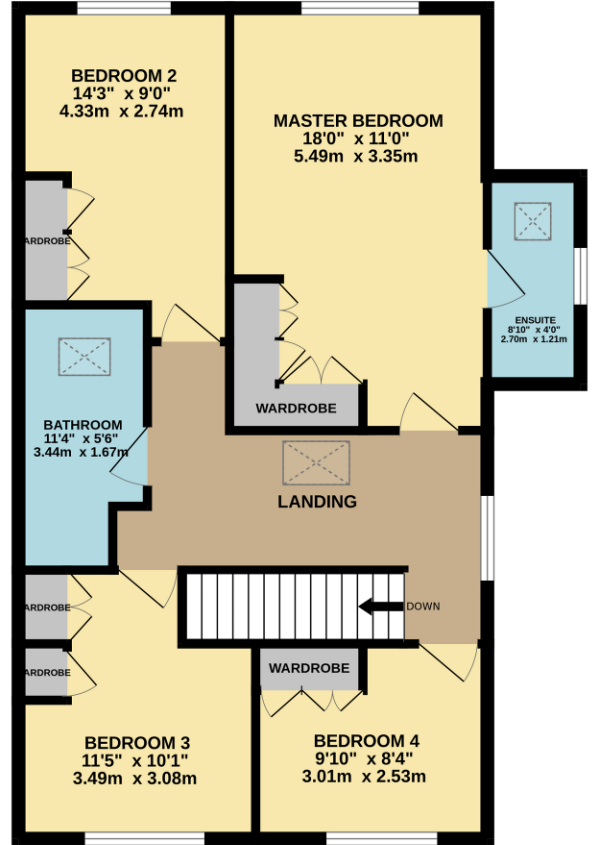
The **FRONT** has been attractively landscaped with paved pathways leading to entrance door and side gates providing access to the rear. Two pebble areas which have been planted. Small lawn area.



GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.1 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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