



**50 HAWKWOOD ROAD**

Sible Hedingham, Halstead, CO9 3JR

**Guide price £270,000 to £280,000**

**DAVID  
BURR**



## 50 Hawkwood Road, Sible Hedingham, CO9 3JR

A three bedroom semi-detached house occupying a generous overall plot, which provides parking potential to the front, extension opportunities to the side, and a well proportioned rear garden which also offers potential for parking (from Webster Close). Hawkwood Road forms part of a popular development within Sible Hedingham, and is conveniently located for access to primary and secondary schools, shops including supermarket and other very useful amenities.

Access is via an entrance hall which includes understairs storage, doors to sitting room, kitchen and bathroom and a further external door on the side to the rear garden. The sitting room features a large south facing window and fireplace. The kitchen is fitted with handleless units and counter tops, polycarbonate sink top, oven, hob and extractor hood, space for washing machine and space for a dining table. The family bathroom features a white suite.

To the first floor there are three well proportioned bedrooms, an airing cupboard and access into the loft.

Outside, the rear garden includes a large patio area and lawn with a gate leading out to the front of the property. At the foot of the garden there was formerly off road parking with access via Webster Close. To the front there is ample off-street parking potential by way of a shingled driveway (no dropped kerb).

The well presented accommodation comprises:

Three spacious bedrooms	Popular development
Sitting room with fireplace	Plenty of potential to extend (subject to planning permission and any restrictions)
Kitchen/Breakfast room	NO ONWARD CHAIN
Ground floor bathroom	

### Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

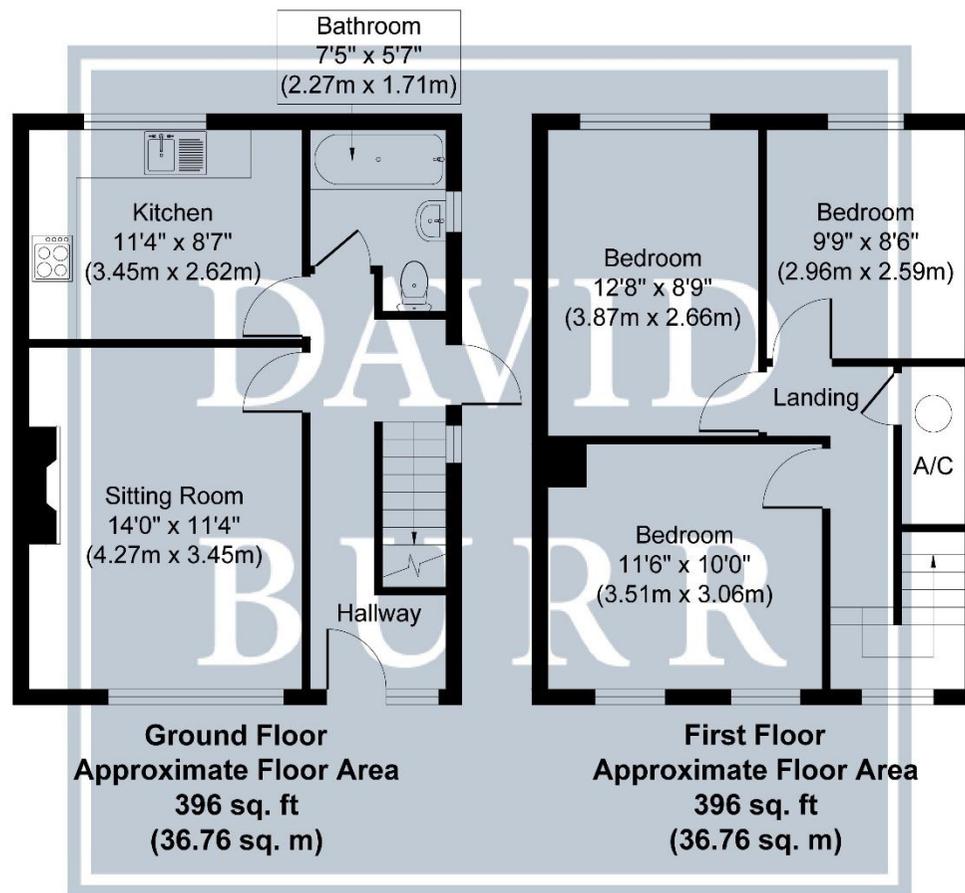
### Access

Halstead 4 miles	Braintree – Liverpool St 60 mins
Braintree 8 miles	Stansted approx. 30 mins
Sudbury 8 miles	M25 J27 approx. 50 mins

### Agents note:

The gas supply has been capped off within the property and heating is currently via electric panel heaters. We understand the property had significant electrical upgrades. We understand there were originally gates at the foot of garden parallel to Webster Close which facilitated parking.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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### Additional information

Services: Main water, electricity and drainage

Panel Heaters. EPC rating: E Council tax band: C

Tenure: Freehold Construction type: Brick

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

### Contact details

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