



Noel Cottage 27 Hawkwell Chase





Noel Cottage 27 Hawkwell Chase  
Hockley  
Essex  
SS5 4NH

Guide price £550,000



Guide Price £550,000 - £575,000

Sold with no onward chain is this detached character home is a wonderful purchase for those looking for something with beautiful interior, original features and spacious living throughout. As you enter this fantastic family home into the welcoming hallway, you will discover a great sized lounge and dining room both with wooden beams and original features, downstairs cloakroom, stunning open planned kitchen/family with utility to side, stylish bathroom and three double bedrooms. The exterior of this property is also impressive with ample off street parking to the front and a large rear garden with patio area perfect for outdoor dining throughout the summer and a huge lawn. The location of this home is close to excellent local amenities from shops and restaurants, close to bus connections with multiple routes, a stones throw from Hockley and Gusted Hall Woods which are both great for long scenic walks all year round, Clements Hall Leisure Centre for activities and swimming, and only a 12 minute walk from Hockley station where you can catch the train to London in under an hour. School catchments are Westerings Primary School and Greensward Academy both highly sought after schools in the area.



**Entrance**  
Solid wood door into entrance hall comprising smooth ceiling with pendant lighting, feature oak beams, tiled flooring, further door into:

**Hallway**  
Stairs leading to first floor landing, radiator, picture rail, carpeted flooring, doors to:

**Dining Room**  
16'0" x 10'7" (4.90m x 3.23m)  
Double glazed window to side, feature wood beams,

storage cupboards under stairs, feature brick built chimney breast, carpeted flooring, wood panelling, further storage unit.

**Family Room**  
29'0" x 15'1" (8.84m x 4.60m)  
Kitchen - Range of wall and base level units with oak worksurfaces above incorporating ceramic sink and drainer unit, double integrated oven, five ring gas hob with extractor unit over, integrated dishwasher and fridge freezer, island centred with oak worksurfaces above incorporating breakfast bar, plug sockets into island and





#### Formal Lounge

11'1" x 15'8" (3.38m x 4.80m)

Single glazed window to front, feature wood beams, picture rail, wall mounted lights, radiator, floor boards, working log burner.

#### Utility Room

6'8" x 4'4" (2.05m x 1.33m)

Range of wall and base level units with oak worksurfaces above, space for washing machine, single glazed window to rear, smooth ceiling with pendant lighting, tiled flooring.

#### Downstairs Cloakroom

Two piece suite comprising pedestal wash hand basin, low level w/c, double glazed obscure window to side, fitted spotlights, radiator, tiled flooring.

#### First Floor Landing

Smooth ceiling with pendant lighting, carpeted flooring, doors to:



base level units, double glazed window to side, coved cornice to smooth ceiling with pendant lighting, feature pendant over island, chrome wall mounted radiator, tiled flooring, door into utility room, open into:

Family Area - Double glazed French doors to rear, double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, double doors into formal lounge, two chrome radiators, tiled flooring.



### Bedroom One

10'4" x 16'4" (3.15m x 4.98m)

Single glazed bay window to front, single glazed bay window to rear, smooth ceiling with pendant lighting, two radiators, floor boards.

### Bedroom Two

10'2" x 7'8" (3.10m x 2.36m)

Single glazed bay window to front, picture rail, radiator, carpeted flooring.

### Bedroom Three

10'2" x 7'8" (3.10m x 2.34m)

Single glazed bay window to rear, smooth ceiling, picture rail, radiator, carpeted flooring.

### Bathroom

Three piece suite comprising panelled bath, wash hand basin set into vanity unit with Quartz worktop, low level w/c, obscured window to front, window to rear, feature wood beams, pendant light, chrome heated towel rail, partially tiled walls, tiled flooring.

### Rear Garden

100' (30.48m)

100ft in length - Block paved seating area with steps down onto lawn, feature pond, side gated access to front garden, access to shed for storage, feature shrub borders surrounding.

### Front Garden

Block paved driveway providing off street parking for multiple vehicles, feature shrub borders, side gated access to rear garden.



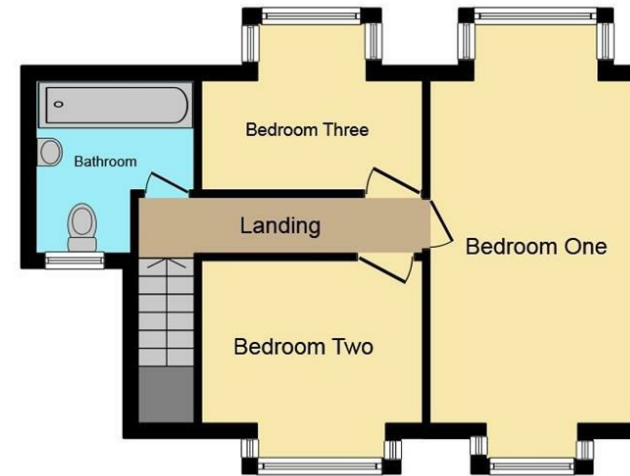








**Ground Floor**



**First Floor**