

## Hill Lane, Hawkwell SS5 4HW



Offers Over:  
£525,000

Situated in a popular location within Hawkwell is this four bedroom, detached character family home benefiting from having spacious accommodation to include large entrance hall, conservatory, en suite to master bedroom, rear garden measuring approximately 60ft and own driveway providing off-street parking. Walking distance to all local schools, shops and mainline railway station.

Viewing recommended. EPC Rating: D. Our Ref 15757



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Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via hardwood entrance door to

### **SPACIOUS ENTRANCE HALL**

Double glazed window to front. Double glazed window to the side aspect. Vaulted ceiling. Velux windows. Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Textured ceiling. Radiator.



### **GROUND FLOOR CLOAKROOM**

Obscure double glazed window to the side aspect. Low level WC. Wall mounted wash hand basin. Wood effect flooring. Textured ceiling.

### **LOUNGE 18' 3" x 11' 11" (5.56m x 3.63m)**

Double glazed window to the front aspect with built-in window seat. Window to the side aspect. Brick built feature fireplace with timber mantle. Coving to textured ceiling. Radiator. Archway to



### **DINING ROOM 9' 1" x 7' 4" (2.77m x 2.24m)**

Window to the side aspect. Double glazed patio door to conservatory. Coving to textured ceiling. Radiator.



### **CONSERVATORY 17' 8" x 9' 1" (5.38m x 2.77m)**

Double glazed windows to rear aspect. Double glazed door providing access to rear garden. Pitched roof with fan light. Tiled floor. Radiator. Open to



### **KITCHEN/BREAKFAST ROOM 22' x 10' 9" (6.71m x 3.28m)**

Two double glazed windows to the side aspect. Double glazed patio door providing access to rear garden. Comprehensive range of country style Oak base and eye level units. Roll edge work surfaces. Feature display cabinets. Island unit with storage. Inset Butler sink with mixer tap and hardwood drainer and surface adjacent. Four ring gas hob with extractor hood above. Integrated oven. Integrated dish washer. Integrated fridge/freezer. Coving to plastered ceiling.



### **UTILITY ROOM**

Double glazed window to the side aspect. Wall mounted boiler. Space and plumbing for washing machine. Tiled floor. Textured ceiling.

### **FIRST FLOOR ACCOMMODATION**

#### **GALLERIED LANDING**

Obscure double glazed window to the side aspect. Storage cupboard. Access to loft.

#### **BEDROOM ONE 15' 2" max x 10' 9" (4.62m x 3.28m)**

Double glazed window to the rear aspect. Wood flooring. Textured ceiling. Radiator.



### **EN SUITE**

Obscure double glazed window to the side aspect. Low level WC. Wall mounted wash hand basin. Shower cubicle with adjustable shower. Wood floor.



#### **BEDROOM TWO 13' 9" x 10' 4" (4.19m x 3.15m)**

Double glazed window to the front aspect. Fitted carpet. Textured ceiling. Radiator.



#### **BEDROOM THREE 10' 8" x 9' 1" (3.25m x 2.77m)**

Double glazed window to the side aspect. Fitted carpet. Coving to plastered ceiling. Radiator.



### BEDROOM FOUR 9' 1" x 8' 6" (2.77m x 2.59m)

Double glazed window to the rear aspect. Double glazed window to the side aspect. Fitted carpet. Coving to textured ceiling. Radiator.



### FAMILY BATHROOM 10' x 6' 9" (3.05m x 2.06m)

Two obscure double glazed windows to the side aspect. Low level WC. Pedestal wash hand basin. Free standing roll top feature bath with claw feet, centre chrome mixer tap with telephone handset shower attachment. Wood effect flooring. Radiator.



### EXTERIOR

The **REAR GARDEN** measures approximately 60ft (18.29m) and commences with patio area leading to laid lawn. Abundance of plants, shrubs and trees. **SUMMERHOUSE** to remain. Further patio to the rear with **PERGOLA**. Gate to side providing access to the front.



The **FRONT** has flower and shrub borders and own block paved driveway providing off-street parking.



GROUND FLOOR  
APPROX. FLOOR  
AREA 817 SQ. FT.  
(75.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 661 SQ. FT.  
(61.2 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1418 SQ. FT. (131.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by only prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.  
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### Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.