

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hawthorne Gardens, Hockley, SS5 4SW



**Guide Price:
£400,000 - £425,000**

Situated in a popular position just off Folly Lane is this immaculate three bedroom semi detached family home with modern open plan kitchen/breakfast room, modern fitted bathroom, secluded SOUTH FACING rear garden, detached garage and own driveway providing off street parking. Offering further potential for extension to side and rear, subject to the usual planning consents. Within walking distance to local shops and Hockley Primary School as well as catchment for Greensward and FitzWimarc Schools.

Viewing advised. Council Tax Band: D.

EPC Rating: C. Our Ref: 19091.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Glazed entrance door to entrance hall.

ENTRANCE HALL

Tiled flooring. Stairs to first floor accommodation. Contemporary radiator. Coving to plastered ceiling. Door to kitchen. French doors providing access to lounge.



LOUNGE 13' 2" x 12' 2" (4.01m x 3.71m)

Double glazed window to front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator. Open plan to breakfast area.



BREAKFAST AREA 12' 9" x 9' (3.89m x 2.74m)

Double glazed French doors providing access to rear garden. Tiled flooring. Radiator. Coving to plastered ceiling. Full height storage cupboard. Open plan to kitchen area.



KITCHEN AREA 12' 9" x 9' 2" (3.89m x 2.79m)

Double glazed window to rear aspect. A comprehensive range of modern base and eye level units incorporating work surface with one and a half stainless steel sink drainer unit. Integrated electric oven with gas hob and extractor above. Integrated wine cooler. Integrated fridge freezer. Space and plumbing for washing machine. Under stairs storage. Coving to plastered ceiling.



FIRST FLOOR LANDING

Double glazed window to side aspect.



FAMILY BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over and full height glass shower screen, inset wash hand basin with chrome mixer tap and high gloss vanity storage below and low level wc with concealed cistern. Heated towel radiator. Tiled flooring. Plastered ceiling.



BEDROOM ONE 13' 9" max x 13' 3" (4.19m x 4.04m)

Double glazed window to rear aspect. Fitted wardrobes to one wall with mirror fronted sliding doors. Wood effect flooring. Radiator. Coving to plastered ceiling.



BEDROOM TWO 13' 3" x 12' 2" (4.04m x 3.71m)

Double glazed window to front aspect. Wood effect flooring. Plastered ceiling. Radiator.



BEDROOM THREE 8' 7" x 8' 4" (2.62m x 2.54m)

Double glazed window to front aspect. Wardrobes to one wall with mirror fronted sliding doors. Coving to plastered ceiling. Radiator.



