

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hawkwell Chase, Hawkwell, SS5 4NE



Guide Price:
£400,000 - £425,000

Situated in a very popular area of Hawkwell is this immaculate semi detached bungalow with detached garage. Having a large lounge, modern kitchen, conservatory, modern bathroom, two good size bedrooms and 50ft deep south facing rear garden. Close to local shops, amenities and mainline railway station to London, Liverpool Street.

OFFERED WITH NO ONWARD CHAIN.

Council Tax Band: C. EPC Rating: D. Our Ref: 20039.

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

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



Accommodation comprises:

Entrance via uPVC double glazed door to entrance porch.

ENTRANCE PORCH

uPVC double glazed window to front and side aspects.
Open into entrance hall.

ENTRANCE HALL

Doors to bedrooms, bathroom, lounge and kitchen.
Radiator. Coving to ceiling.



BEDROOM ONE 13' 2" x 11' 4" (4.01m x 3.45m)

uPVC double glazed bay window to front aspect. Built in wardrobes. Radiator. Plastered ceiling.



BEDROOM TWO 9' x 8' 11" (2.74m x 2.72m)

uPVC double glazed window to front aspect. Radiator. Coving to ceiling.



BATHROOM

Obscure uPVC double glazed window to side aspect. A three piece suite comprising panelled bath with shower over and shower screen, wall hand wash hand basin and close coupled wc. Built in cupboard. Towel rail. Tiled walls. Tiled flooring. Plastered ceiling with downlights.



LOUNGE 14' x 12' 4" (4.27m x 3.76m)

Wooden French doors and windows to conservatory. Feature fireplace. Radiator. Plastered ceiling.



CONSERVATORY 12' 4" x 7' 2" (3.76m x 2.18m)

uPVC double glazed windows to all aspects. uPVC double glazed French doors providing access to rear garden. Radiator.



KITCHEN 13' 8" x 9' 1" (4.17m x 2.77m)

uPVC double glazed window to rear and side aspects. uPVC double glazed door providing access to rear garden. A comprehensive range of modern base and eye level units incorporating stone work surface with inset stainless steel sink drainer unit with mixer tap. Eye level oven. Induction hob. Space and plumbing for washing machine and tumble dryer which can be purchased under separate cover.. Space for fridge freezer. Part tiled walls. Tiled flooring. Plastered ceiling with downlights.



EXTERIOR.

The **SOUTH FACING REAR GARDEN** measures approximately 50ft deep x 30ft wide (15.24m x 9.14m) commencing with block paved patio. Laid to lawn. Shed to remain. Door to garage and storage. Gate providing access to front.

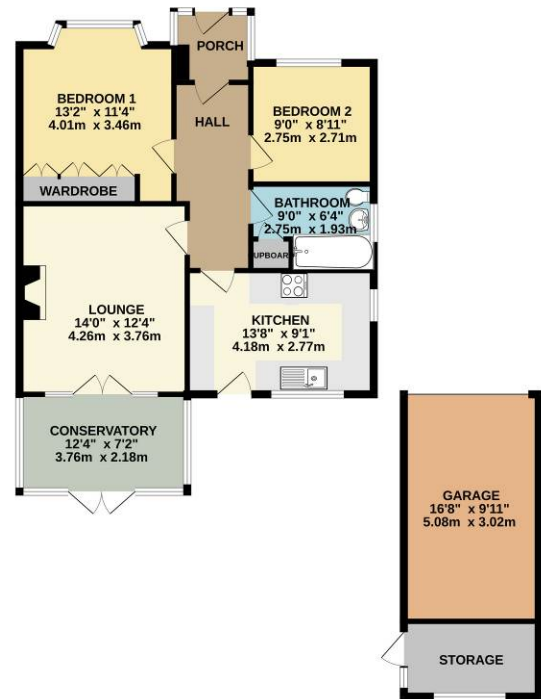


The **FRONT** has block paved driveway providing off street parking for three/four vehicles leading to **ONE AND A HALF LENGTH GARAGE** at side with up and over door. Laid to lawn to side.

Agents Note:

The vendors advise that the property has a new boiler, has been rewired and has a security alarm system.

GROUND FLOOR
978 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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