

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Briar Close, Hawkwell, SS5 4HD



Guide Price:
£475,000 - £495,000

Situated in a quiet cul de sac within walking distance to local shops, schools and mainline railway station, is this spacious four bedroom detached family home benefiting from secluded rear garden, own driveway providing off-street parking and detached garage.

NO ONWARD CHAIN.

Council Tax Band: E. EPC Rating: tbc. Ref 19704.

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 double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Cloak/storage cupboard. Wood effect flooring. Radiators.



GROUND FLOOR WC/WET ROOM 6' 2" x 3' 10" (1.88m x 1.17m)

Obscure double glazed window to the side aspect. Wall hung WC. Pedestal wash hand basin. Electric shower. Wet Room flooring. Tiled walls. Radiator.



DINING ROOM 11' 9" x 9' 2" (3.58m x 2.79m)

Double glazed bay window to the front aspect. Coving to ceiling. Radiator.



LOUNGE 18' 6" x 11' 9" (5.64m x 3.58m)

Accessed via French doors from Hallway. Double glazed patio doors providing access to rear garden. Feature fireplace with inset fire. Coving to ceiling. Radiators.

KITCHEN 12' x 9' 2" (3.66m x 2.79m)

Double glazed window to the rear aspect. Double glazed 'Stable' door to the rear. Comprehensive range of base and eye level units. Granite effect roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Integrated twin eye level electric oven. Separate gas hob with extractor above. Space for appliances. Tiled effect flooring. Plastered ceiling.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect. Airing cupboard. Access to loft.



BEDROOM ONE 12' x 11' 9" (3.66m x 3.58m)

Double glazed window to the rear aspect. Fitted bedroom furniture to one wall. Plastered ceiling. Radiator.



BEDROOM FOUR 9' 2" x 9' 2" (2.79m x 2.79m)

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



BEDROOM TWO 11' 8" x 9' 2" (3.56m x 2.79m)

Double glazed window to the front aspect. Plastered ceiling. Radiator.



BATHROOM 9' 1" x 6' 6" (2.77m x 1.98m)

Obscure double glazed window to the side aspect. WC with low level cistern. Wall mounted wash hand basin. Tiled panelled bath with shower over and shower screen. Tiled floor. Part tiled walls. Radiator.



BEDROOM THREE 12' 9" x 9' 2" (3.89m x 2.79m)

Double glazed window to the rear aspect. Fitted bedroom furniture to one wall. Plastered ceiling. Radiator.



EXTERIOR

The **SECLUDED REAR GARDEN** commences with patio leading to laid lawn. Selection of mature flowers, trees and shrubs. Further patio to the rear. **GREENHOUSE** to remain. Gate to side providing access to the front.

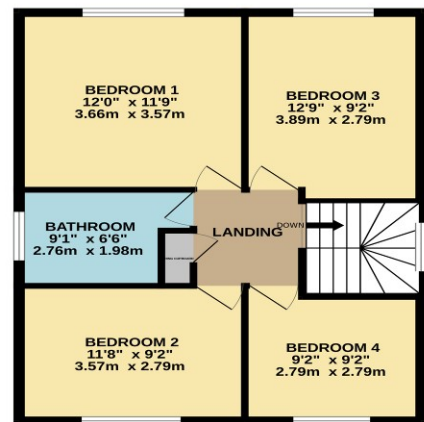
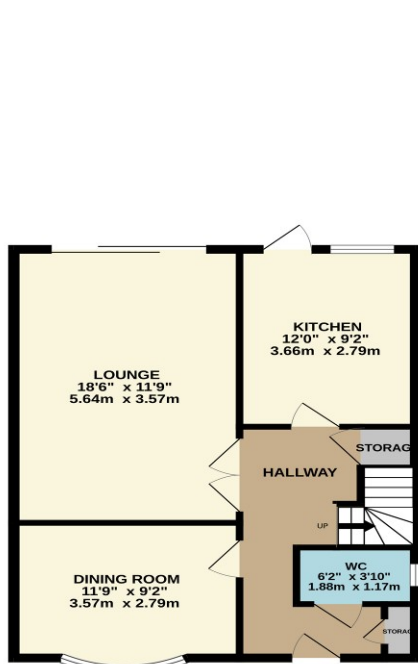


The **FRONT** has own driveway providing off-street parking which in turn leads to **DETACHED GARAGE** with Up & Over door, power and lighting, personal door to rear garden.



GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.2 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

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 show 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.