

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rectory Road, Hawkwell, SS5 4LG



Guide Price:
£475,000 - £500,000

Situated in a prime location backing directly onto open fields is this stunning, extended four bedroom semi-detached chalet offering versatile living accommodation to the ground floor with two large reception rooms, study, kitchen/breakfast room, ground floor bathroom, en suite to first floor master bedroom, a stunning 80ft rear garden with outbuilding, own block paved driveway providing off-street parking for several vehicles leading to double length garage.

Council Tax Band: C. EPC Rating: C.
Ref 20349

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 PORCH

Glazed door to

ENTRANCE HALL

Storage/coat cupboard.

STUDY 7' 9" x 7' 7" (2.36m x 2.31m)

Double glazed window to the front aspect. Built-in storage cupboard. Wood effect flooring. Coving to plastered ceiling. Radiator.



SITTING ROOM 17' 4" x 10' 5" (5.28m x 3.18m)

Double glazed window to the front aspect. Feature fireplace with inset fire. Coving to ceiling. Radiator.



LOUNGE 21' 8" x 10' 5" (6.6m x 3.18m)

Double glazed French doors providing access to rear garden. Oak staircase with Oak balustrade to first floor accommodation. Under stairs storage cupboard. Coving to textured ceiling. Radiator. Door to Kitchen/Breakfast room.



KITCHEN/BREAKFAST ROOM

Kitchen Area 12' 7" x 11' 3" (3.84m x 3.43m)

Double glazed window to the side aspect. Comprehensive range of modern base and eye level units. Marble effect work surfaces. Inset one and half sink drainer unit. Feature brick shaped tiled splash backs. Integrated double eye level electric ovens. Induction hob with stainless steel extractor above. Integrated dish washer. Housing for American style fridge/freezer with cupboard surrounds. Wood effect flooring. Coving to plastered ceiling. Inset spot lights. Radiator. Opening through to



Breakfast Area 11' 3" x 8' 7" (3.43m x 2.62m)

Double glazed window to the side aspect. Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Wood effect flooring. Coving to plastered ceiling. Inset spot lights. Radiator.



GROUND FLOOR BATHROOM 10' 5" x 8' 3" (3.18m x 2.51m)

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Fully tiled double walk-in shower enclosure with electric shower. Utility cupboard with space for washing machine and tumble dryer. Wood effect flooring. Plastered ceiling. Inset spot lights. Tiled walls. Chrome towel radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Doors to bedrooms.

BEDROOM ONE 12' 10" max x 12' 9" max (3.91m x 3.89m)

Two double glazed windows to the front aspect. Mirror fronted sliding door wardrobes to one wall. Large walk-in eaves storage cupboard. Coving to plastered ceiling. Radiator. Radiator.



EN SUITE

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Fully tiled shower enclosure with thermostatic shower. Storage cupboard. Wood effect flooring. Coving to ceiling. Radiator.



BEDROOM TWO 9' 1" x 7' 2" (2.77m x 2.18m)

Double glazed window to the side aspect. Coving to ceiling. Radiator.

BEDROOM THREE 9' x 8' 9" (2.74m x 2.67m)

Double glazed window to the rear aspect. Coving to ceiling. Radiator.



BEDROOM FOUR 8' 8" x 8' 3" (2.64m x 2.51m)

Double glazed window to the rear aspect. Coving to ceiling. Radiator.



EXTERIOR

The **STUNNING REAR GARDEN** measures approximately 80' (24.38m) and commences with patio leading to laid lawn. Selection of mature flowers and shrubs. Pathway leading to the very end and landscaped patio area providing perfect outdoor seating space.



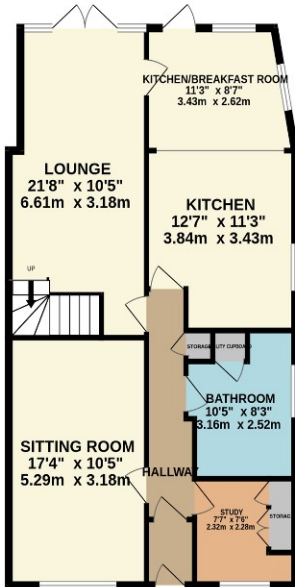
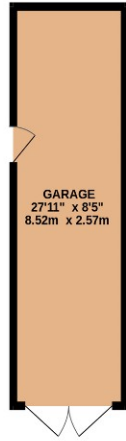
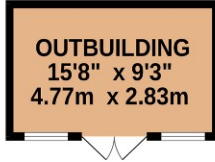
OUTBUILDING/CABIN 15' 8" x 9' 3" (4.78m x 2.82m) with Log Burner and tiled hearth, power and lighting. SHED to the rear. Double opening side gates providing access to the front.



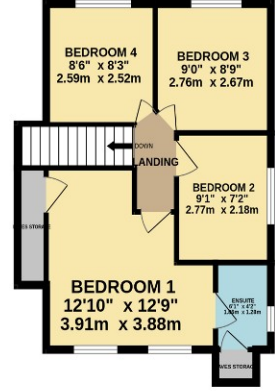
The **FRONT** has own block paved driveway providing off-street parking for several vehicles with shared driveway to the side leading to **DOUBLE LENGTH GARAGE 27' 11" x 8' 5" (8.51m x 2.57m)** with double opening doors to the front, power and lighting, personal door to rear garden. EV Charging Point.



GROUND FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (153.9 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.

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