

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hawkwell Road, Hockley, SS5 4DA



Guide Price:
£550,000

Situated in one of Hockley's most sought after locations is this stunning four bedroom semi detached chalet which has recently undergone complete modernisation with stunning open plan kitchen/family room, en suite to bedroom one, recently landscaped rear garden and large driveway providing off street parking for several vehicles. Within a very short walking distance to Hockley village, schools and mainline railway station.

No onward chain. Viewing advised.

Council Tax Band: D. EPC Rating: TBC. Our Ref: 20298.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with large under stairs storage cupboard. Radiators. Plastered ceiling with inset LED spotlighting. Access to loft. Wood effect flooring. Oak doors to all ground floor rooms.



GROUND FLOOR BEDROOM THREE 11' 11" x 10' 2" (3.63m x 3.1m)

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



GROUND FLOOR BEDROOM FOUR 12' 5" x 9' 9" (3.78m x 2.97m)

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



GROUND FLOOR BATHROOM

Obscure double glazed window to front aspect. A luxury three piece suite comprising panelled bath with centralised chrome mixer taps, shower over and full height glass shower screen, inset wash hand basin with chrome mixer taps and vanity storage below and back to wall wc. Heated chrome towel radiator. Marble tiled walls. Complimentary tiled flooring. Plastered ceiling with inset LED spotlighting.



LOUNGE 17' 8" x 10' 9" (5.38m x 3.28m)

Plastered ceiling with inset spotlighting. Wood effect flooring. Feature panelled wall. Radiator. Open plan to kitchen/breakfast room. Door to utility room.



UTILITY ROOM 6' 8" x 4' 9" (2.03m x 1.45m)

Double glazed window to side aspect. Wall mounted boiler. Base and eye level units incorporating roll top work surface with inset stainless steel sink drainer unit. Space and plumbing for appliances. Tiled splash backs.

KITCHEN/BREAKFAST ROOM 22' 5" x 11' 9" (6.83m x 3.58m)

Double glazed window to rear aspect. Double glazed bi-folding doors providing access to rear garden. Double glazed sky light. Plastered ceiling with inset spotlighting. Contemporary vertical radiator.



KITCHEN AREA

A comprehensive range of modern contemporary base and eye level units incorporating quartz work surface with inset one and a half sink drainer unit. Space for freestanding Range cooker with quartz splash back and stainless steel extractor chimney above. Space and housing for American style fridge freezer. Integrated dishwasher. Island unit incorporating breakfast bar and further drawer storage. Wood effect flooring.



SPACIOUS FIRST FLOOR LANDING

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



