

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Rectory Road, Hawkwell, SS5 4JU



Guide Price £425,000 - £450,000

Situated in the heart of Hawkwell is this immaculate recently refurbished two bedroom detached bungalow with recently fitted kitchen, modern fitted bathroom, rear garden measuring approximately 70ft (21.34m) and large block paved sweeping driveway providing off street parking for several vehicles. Close to local amenities.

Council Tax Band: D. EPC Rating: D.  
Viewing recommended. Our Ref: 19789.

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Accommodation comprises:

Entrance via uPVC composite glazed entrance door to entrance hall.

### SPACIOUS ENTRANCE HALL

Radiator. Full height storage cupboard. Wood effect tiled flooring. Plastered ceiling.



### LOUNGE 14' 11" x 12' 6" (4.55m x 3.81m)

Double glazed bay window to front aspect. Feature fireplace with space for freestanding log burner. Radiator. Coving to plastered ceiling.



### BEDROOM TWO 11' 6" x 8' 10" (3.51m x 2.69m)

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



### BEDROOM ONE 12' 4" x 11' 6" (3.76m x 3.51m)

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



### BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising panelled tiled bath with corner chrome mixer taps with shower attachment and tiled splash back, contemporary tiled shower cubicle with electric shower, wall mounted wash hand basin with chrome mixer tap and tiled splash back and close coupled wc. Airing cupboard. Heated towel radiator. Tiled flooring. Coving to plastered ceiling.



### LUXURY KITCHEN (RECENTLY FITTED) 11' 4" x 8' 4" (3.45m x 2.54m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A comprehensive range of Shaker style base and eye level units incorporating contemporary work surface with inset sink drainer. Tiled splash back. Space for freestanding cooker with extractor chimney above. Space for freestanding fridge freezer. Integrated appliances. Coving to plastered ceiling with inset LED spotlighting. Continuation of wood effect tiled flooring.



## EXTERIOR.

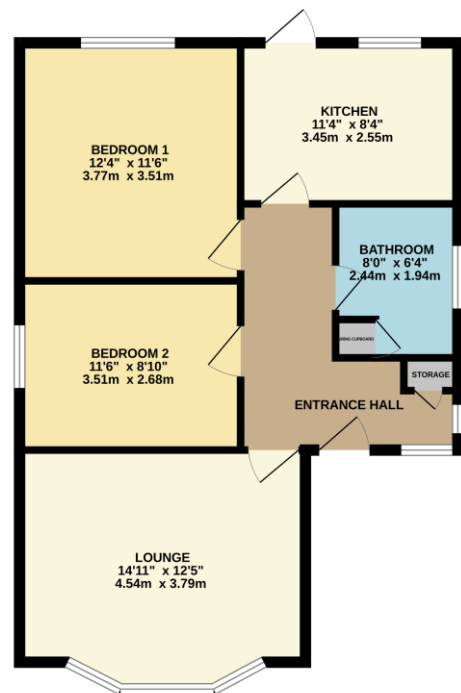
The **REAR GARDEN** has been recently landscaped and measures approximately 70ft (21.34m) commencing with small patio area leading to garden. Laid to lawn. Pathway leading to **SUMMERHOUSE** with power and lighting. Fencing to all boundaries. The garden has beautifully screened laurels providing seclusion. Gate to rear of garden providing access to secondary garden area which is laid to lawn with fencing to all boundaries providing a perfect space for cabin or office to be built. Gates providing access to front.



The **FRONT** has a large sweeping block paved driveway providing off street parking for several vehicles.



GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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### 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 shown 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.