



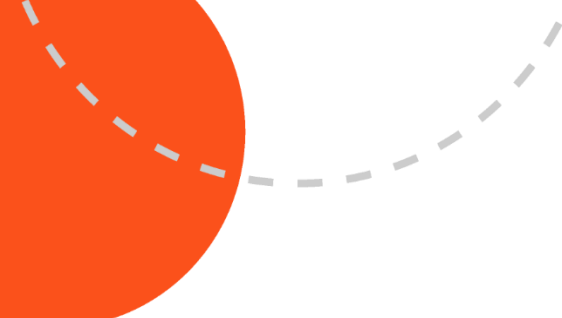
178 Main Road, Hawkwell, Essex, SS5 4EH

Two Bedroom Character Home / Price: £425,000 / Tel: 01702 207720

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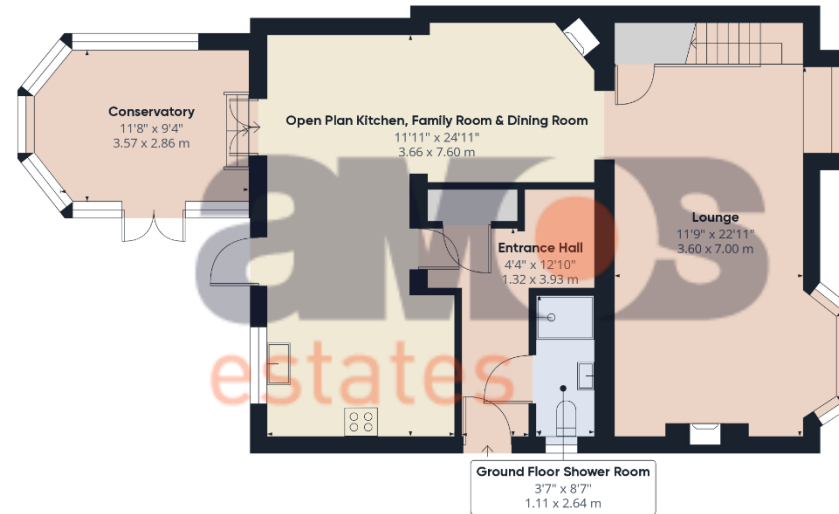
Take a look at this fabulous character property which delivers a quite outstanding footprint which is sure to appeal to buyers looking for plenty of ground floor living space to enjoy. The property has a lovely open plan kitchen, family room and dining area leading onto a conservatory overlooking the garden, a huge lounge with two bay windows, wash facilities by way of a ground floor shower room and first floor bathroom then **two bedrooms** as well. The rear garden is a good size with a summerhouse and stylish games room/studio which would make perfect space for entertaining or as a home office/studio.

Location wise the property is close to local shops at Hawkwell and within easy distance of the Village retailers and eateries, the train station with fast direct access to London and Clements Hall sports centre and open green spaces. Overall a really terrific property offered for sale at a very competitive asking price, we think this listing will generate lots of enquiries, be sure to make an appointment to see inside.

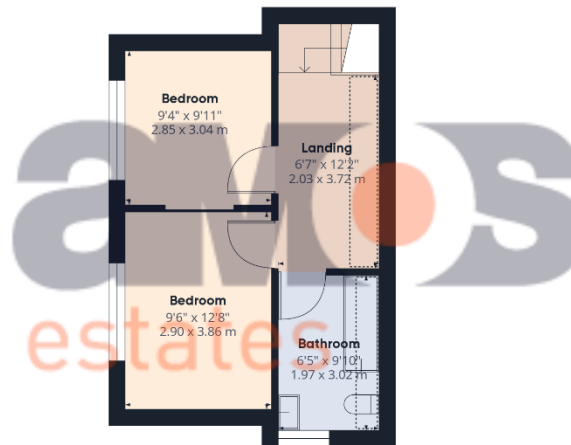
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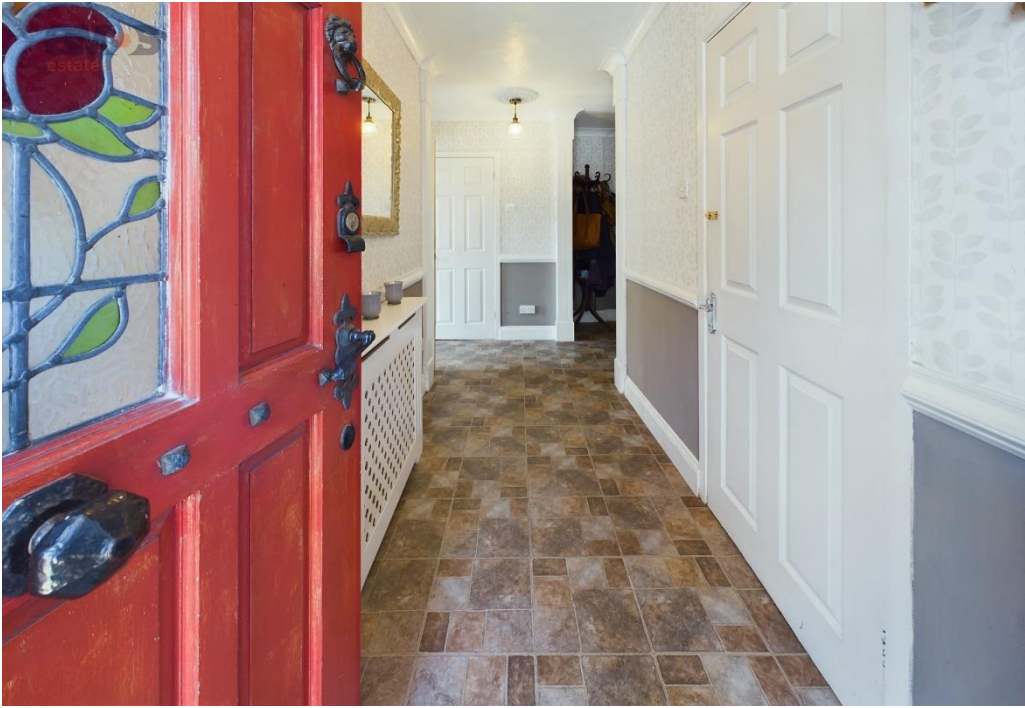
# A space to call home.



Floor 0 Building 1



Floor 1 Building 1



## Highlights

- / Character Home
- / Modern Kitchen Units
- / Family Room & Dining Room
- / Spacious Lounge
- / Ground Floor Shower Room
- / Conservatory
- / Two Bedrooms
- / First Floor Bathroom
- / Block Paved Parking
- / Long Garden with Outbuildings
- / Easy Distance of Shops
- / EPC:





Brick built porch area with wrought iron flower planters leading to wood entrance door and access to:

### **Entrance Hall /**

**12'10 x 4'4**

Coved ceiling, floor covering, power points, radiator with cover, storage cupboard, white wood doors leading to rooms.

### **Ground Floor Shower Room /**

**8'7 x 3'7**

White suite comprising of toilet, vanity unit with sink top and mixer tap and walk in shower cubicle with safety glazed door, tiled walls in matching ceramics, coved ceiling, chrome towel radiator, white radiator, double glazed window, floor tiles.

### **Open Plan Kitchen & Family Room & Dining Room /**

**24'11 x 11'11**

Well fitted at both eye and base level with wood working surface over, appliance space for freestanding fridge, Welsh dresser style unit with fitted extractor unit, tiled wall area and space for range cooker, inset sink unit with mixer tap, tiled work areas, power points, wood floor covering, double glazed window and door overlooking the rear garden and white wood door leading to conservatory, coved ceiling, wood dado rail, feature brick fire surround, power points, coved ceiling, wood dado rail, radiator with cover, brick archway leading through to:

### **Lounge /**

**22'11 x 11'9**

Two double glazed bay windows to front aspect, wood floor covering, staircase to first floor with white wood balustrade and fitted carpet, part timber clad walls, coved ceiling, storage cupboard, two radiators with cover, feature fireplace.

### **Conservatory /**

**11'8 x 9'4**

Glazed windows to side and rear aspect, tiled floor, power points, access to the rear garden.







### **Galleried Landing /**

**12'2 x 6'7**

Double glazed roof windows, fitted carpet, wood panel wall areas, eaves storage cupboard, white wood doors leading to rooms.

### **Bedroom One /**

**12'8 x 9'6**

Double glazed window, radiator, coved ceiling, wood dado rail, power points.

### **Bedroom Two /**

**9'11 x 9'4**

Double glazed window, radiator, fitted carpet, power points, coved ceiling, wood dado rail, fitted bedroom furniture.

### **Bathroom /**

**9'10 x 6'5**

White suite comprising of toilet, vanity unit with sink top and mixer tap, freestanding bath with mixer tap and hand held shower attachment, ornate radiator and towel radiator, tiled wall areas and floor, double glazed window.

### **Rear Garden /**

Sun patio to the immediate rear of the property with wrought iron garden divider, side access to front, outside lighting, water tap, step leading down to further patio hardstanding areas, lawn, secure fenced boundaries, mature planting.

### **Summer House /**

**11'8 x 9'7**

Double opening doors leading onto patio, two glazed windows, power points.

### **Games Room or Studio /**

**22'9 x 11'11**

Double glazed doors with adjacent strip windows, wood floor covering, plastered ceiling with spotlights, storage cupboard, power points.

### **Front Garden /**

Block paved parking spaces, shrub borders.







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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

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