

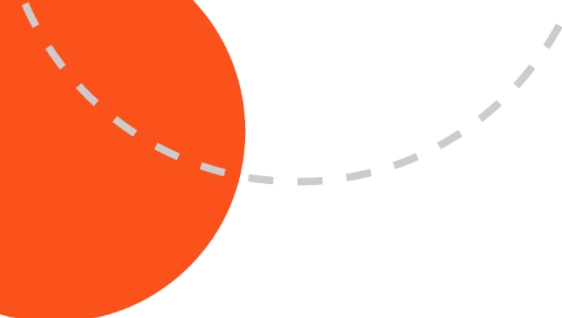


224 Rectory Road, Hawkwell, Essex, SS5 4LG

Three Bedroom Semi Detached Chalet Bungalow / Guide Price: £400,000 to £425,000 / Tel: 01702 207720







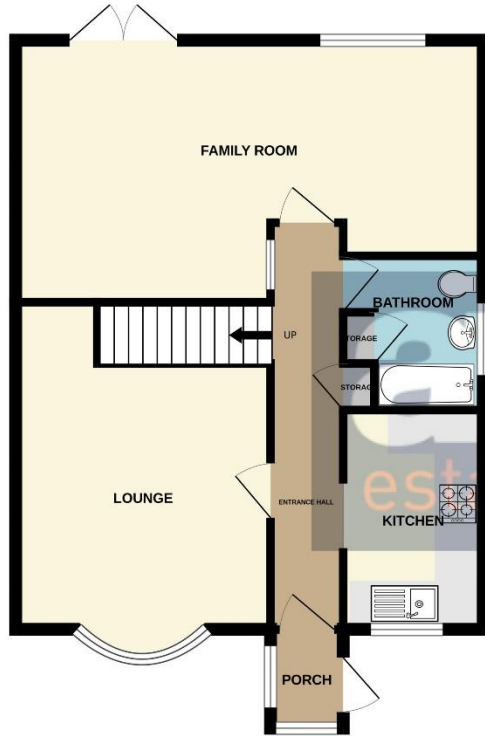
Take a look at this spacious **three-bedroom** semi-detached house with terrific kerb appeal which stands on a good size plot backing onto farmland. The property features a good size lounge, useful family room which overlooks the rear garden, a modern fitted kitchen, a ground floor bathroom and the upstairs three bedrooms, two of which have fabulous views and a first-floor shower room. The rear garden has mature planting and a summerhouse.

Location wise the property has a lovely country feel to it yet is within easy access of shops, schools, and leisure facilities. We would encourage an early viewing appointment to avoid missing out.

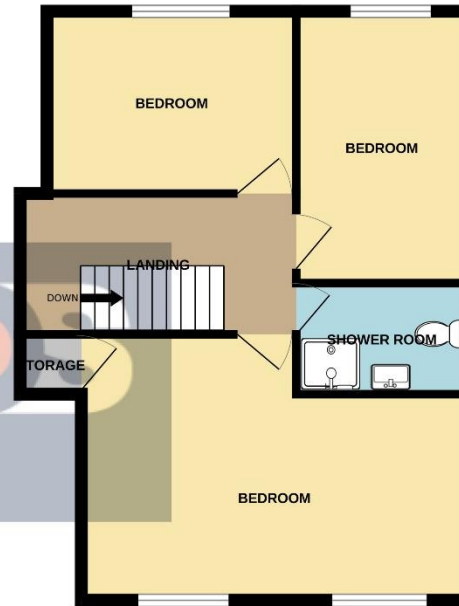
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GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 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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**A space to  
call home.**



## Highlights

- / Attractive Semi Detached Property
- / Three Bedrooms, Two with Farmland Views
- / Bright Open Plan Family Room
- / Lounge with Fitted Fire
- / Fitted Kitchen
- / Ground Floor Bathroom
- / First Floor Shower Room
- / Attractive Rear Garden
- / Parking and a Garage
- / EPC E



Double glazed entrance door with adjacent strip window leading to:

### Entrance Lobby /

Floor covering, fitted light, wood door leading to:

### Entrance Hall /

Wood floor covering, radiator, staircase to first floor living space, power points, plastered ceiling, white wood doors leading to rooms.

### Lounge /

17'2 into Bay x 11'8

Double glazed window to front aspect, fitted carpet, plastered ceiling, power points, fitted fire surround, radiator.

### Kitchen /

10'1 x 6'6

Fitted at both eye and base level in range of modern units at both eye and base level with wood work surface over, integrated oven and grill, four ring gas hob, canopied extractor fan, inset sink unit with mixer tap, appliance space for freestanding fridge/freezer, double glazed window, tiled work areas, floor covering, power points, plastered ceiling.





## Family Room /

21'11 x 11'10

Double glazed doors and window overlooking the rear garden, fitted carpet, plastered, and beamed ceiling, radiator, power points, space for dining table, feature stained glass wall panel.

## Ground Floor Bathroom /

White suite comprising of panelled bath with mixer tap and handheld shower attachment, toilet and pedestal wash hand basin, towel radiator, tiled walls and floor, double glazed window, plastered ceiling.

## Galleried Landing /

Staircase from ground floor with handrail and white wood balustrade, radiator, power point, plastered ceiling, white wood doors leading to rooms.

## Bedroom One /

16'10 x 11'3

Double glazed windows to front aspect, fitted carpet, two radiators, power points, plastered and beamed ceiling, storage cupboard.

## Bedroom Two /

12'9 x 7'11

Double glazed window to rear aspect, wood floor covering, radiator, plastered ceiling, power points.

## Bedroom Three /

11'5 x 8'2

Double glazed window to rear aspect, radiator, fitted carpet, plastered ceiling, power points.







### **First Floor Shower Room /**

Modern white suite comprising of vanity unit with sink top and mixer tap, toilet and corner shower cubicle with safety glazed side and integrated shower unit. chrome towel rail, tiled walls and high gloss floor tiles, double glazed window, extractor fan.

### **Rear Garden /**

Patio area to the immediate rear of the property, outside power point, water tap, side access to front, brick partition wall, access to garage, additional sun patio to the far end of the garden, mature planting, secure fenced boundaries, garden summerhouse.

### **Front Garden /**

Brick boundary wall, mature planting, lawn area, off street parking, lawn area.

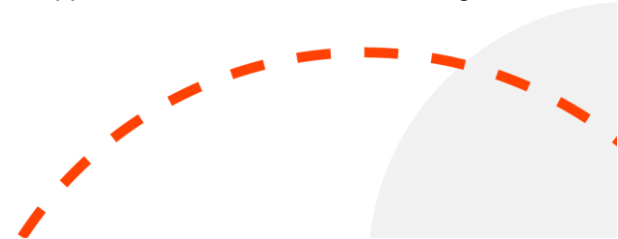
### **Detached Garage /**

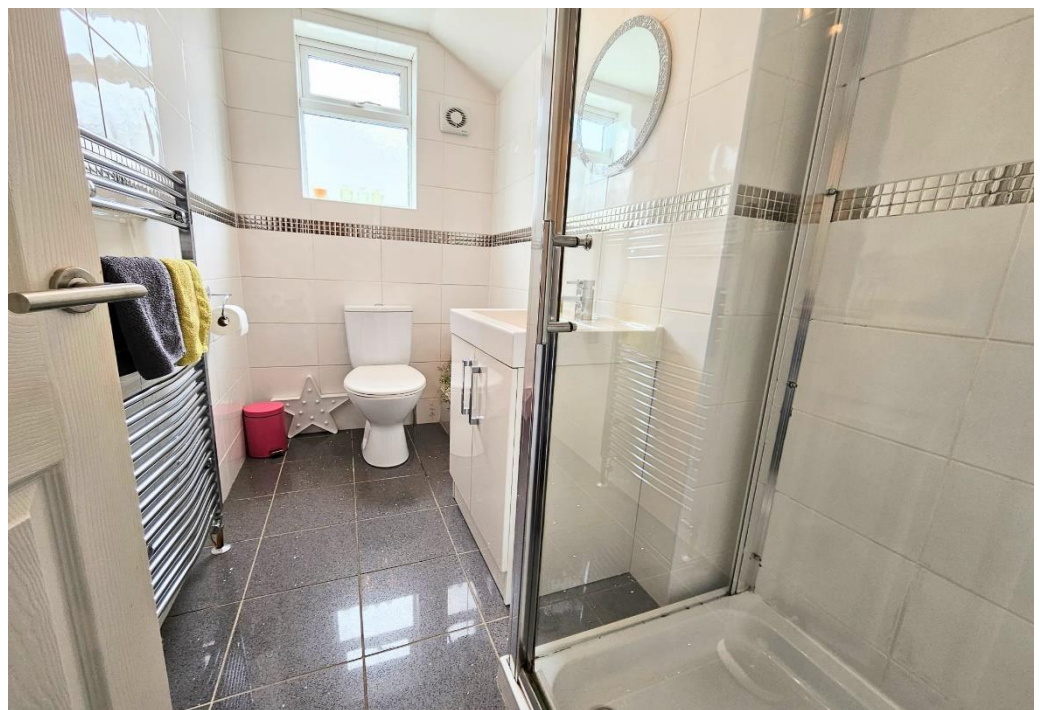
Up and over door, power and light fitted.



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