



174 Main Road, Hawkwell, Essex, SS5 4EH

Four Bedroom Detached Family House / Price: £625,000 – £650,000 / Tel: 01702 207720



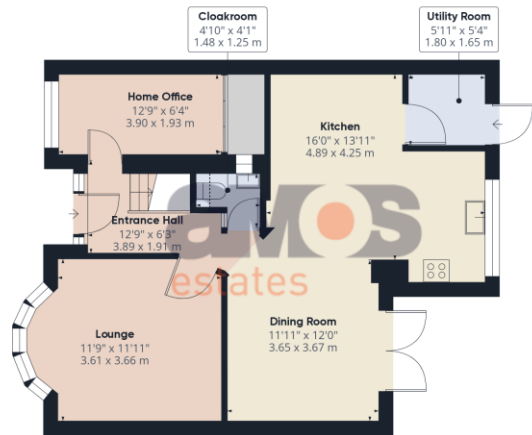


Guide Price £625,000 to £650,000 - What a wonderful looking property this **four-bedroom** detached family residence is, a perfect mix of character and modern family living. The property features a large welcoming entrance hall, splendid lounge with bay window, a very useful home office, ground floor cloakroom, a well fitted open plan kitchen and dining room plus a ground floor cloakroom. Upstairs you will find four bedrooms. two of which have en-suites and a bathroom. The rear garden has great planting and access to a substantial games room and bar. To the front of the property is plenty of off-street parking. We have produced a clever **360' virtual tour** to give you a taster, but we are confident that this property will attract significant interest so do not delay before visiting in person.

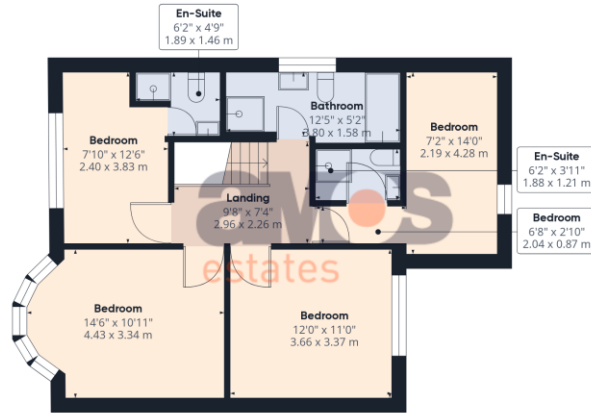
Location wise, the house is close to local shops at Hawkwell, easy walking distance to the train station, the Clements Hall leisure centre and surrounding green spaces and plenty of woodland.

### Find us on





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**A space to  
call home.**



## Highlights

- / Detached Family Residence
- / Four Bedrooms, Two with En-Suites
- / Lounge With Bay Window
- / Open Plan Kitchen & Dining Room
- / Ground Floor Cloakroom and Utility Room
- / Home Office
- / Substantial Living Space
- / Long Rear Garden with Games Room & Bar
- / Great Location for Families
- / EPC:





## Entrance Hall /

12'9 x 6'3

Wood effect floor covering, staircase leading to first floor living space with white wood balustrade, fitted carpet and wall mounted hand rail, understairs storage, radiator, wooden doors leading to rooms.

## Lounge /

11'9 x 11'11

Double glazed bay window to front aspect, fitted carpet, coved ceiling, power points, curved radiator.

## Home Office /

12'9 x 6'4

Double glazed window to front aspect, wood effect floor covering, coved ceiling with spotlights, radiator, power points, fitted mirror front cupboard unit.

## Ground Floor Cloakroom /

4'10 x 4'1

Vanity unit with sink top and mixer tap, toilet, wood effect floor covering, part tiled walls, extractor fan, double glazed window to side aspect, radiator.

## Open Plan Kitchen & Dining Room /

### Kitchen /

16'0 x 13'11

Extensively fitted at eye and base level in a range of modern units with wood working surface over, integrated fridge/freezer, sink unit with drainer and mixer tap, integrated double oven and four ring electric hob, wine rack, extractor fan, double glazed window to rear aspect, coved ceiling with integrated spotlights, tiled floor, power points, breakfast bar area with space for bar stools, radiator, space for dining table.

### Dining Room /

12'0 x 11'11

Wood effect floor covering, coved ceiling with spotlights, power points, radiator, double glazed double doors leading to rear garden.



## Utility Room /

5'11 x 5'4

Wood work surface with appliance space for washing machine, tumble-dryer and freestanding fridge freezer, wood effect floor covering, smooth plastered ceiling, power points, door leading to rear garden.

## Galleried Landing /

9'8 x 7'4

Fitted carpet, coved ceiling with loft access, power point, white wood doors leading off:

## Bathroom /

12'5 x 5'2

Four-piece suite comprising of built in vanity unit with sink top and mixer tap and storage cupboards below, toilet and integrated bath with mixer taps, fitted shower cubicle with shower unit, tiled flooring and tiled walls, extractor fan, chrome heated towel rail, ceiling with spotlights, double glazed window.

## Bedroom One /

14'6 x 10'11

Double glazed bay window to front aspect, coved ceiling, wood effect floor covering, power points, radiator.

## Bedroom Two /

12'0 x 11'0

Double glazed window to rear aspect, fitted carpet, fitted wardrobe and storage space, radiator, power points.

## Bedroom Three /

14'0 x 7'2

Double glazed window to rear aspect, wood effect floor covering, fitted wardrobe and storage space, smooth plastered coved ceiling with integrated spotlights, radiator, power points, white wood door leading to en-suite:

## En-Suite /

6'2 x 3'11

Three-piece suite comprising of vanity unit with sink top and mixer tap, integrated shower cubicle with shower attachment and toilet, ceiling with integrated spotlights, tiled flooring, part tiled walls, extractor fan, heated towel rail.







## Bedroom Four /

12'6 x 7'10

Double glazed window to front aspect, wood effect floor covering, coved ceiling with integrated spotlights, radiator, power points, door leading to en-suite:

## En-Suite /

6'2 x 4'9

Three-piece suite comprising of corner vanity unit with sink top and mixer tap, toilet and integrated shower cubicle, ceiling with integrated spotlights, tiled flooring, part tiled walls.

## Rear Garden /

Large, tiled patio to the immediate rear of the property with brick boundary wall, garden lighting, lawn area with centre pathway, secure fenced boundaries, mature planting, outside water tap,

## Games Room & Bar /

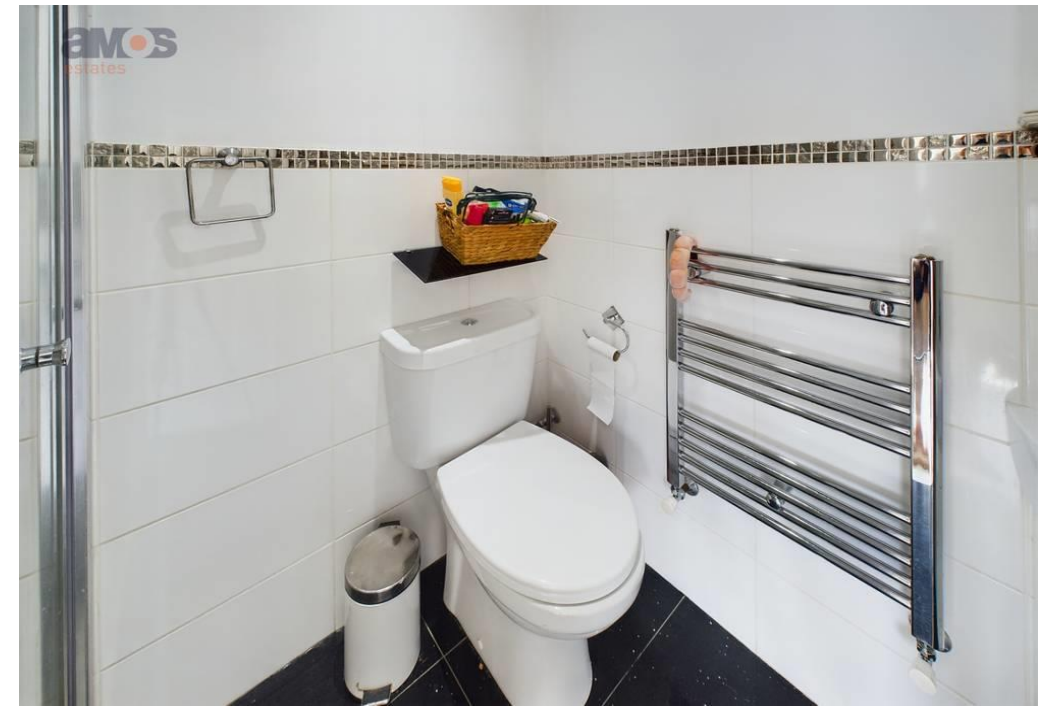
16'3 x 10'0 + 20'9 x 11'3

Double glazed sliding doors, ceiling with integrated spotlights, wood effect floor covering, two double glazed windows, door to rear garden, fitted bar area, power points.

## Front Garden /

Stone area providing plenty of parking space for vehicles, block paved pathway leading up to front entrance of the property, secure gated boundary, side gate allowing access to rear garden.









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