



29 Highwell Gardens, Hawkwell, Essex, SS5 4LY

Five Bedroom Link-Detached House / Price: £550,000 to £575,000 / Tel: 01702 207720





What a fabulous property to be listed for sale, perfect for families with its substantial and stylishly decorated living space set over three floors. On the ground floor you will find an entrance hall, useful ground floor cloakroom, laundry room and a lovely open-plan room which includes a high gloss kitchen with integrated appliances, living room with herringbone design floor and feature media wall and dining room with two sets of bi-fold doors overlooking the garden. To the first floor you will find three bedrooms, an en-suite shower room and a family bathroom and then on the top floor, two more bedrooms. The front and rear gardens have artificial lawn, and the carport has been converted into a garage with two roller shutter doors.

Location wise, the house is located within a small, private development within easy distance of Hawkwell Village shops, Clements Hall Sports Centre and wonderful, woodland walks at Hockley Woods. We have produced a **360' virtual tour** for this outstanding property.

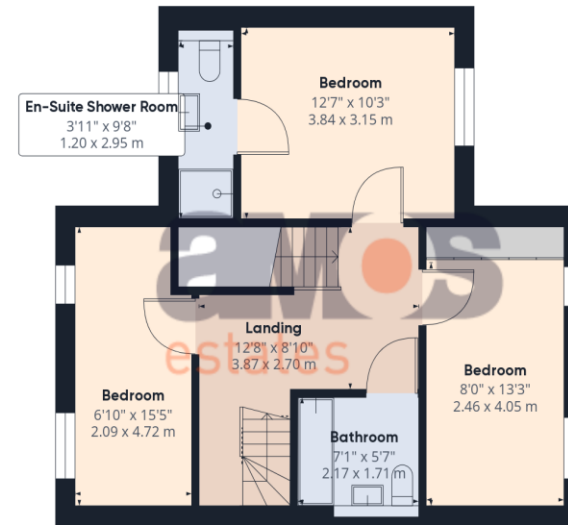
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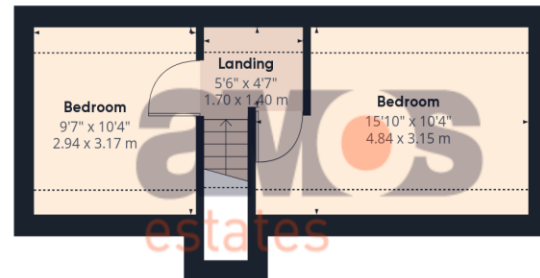
**A space to
call home.**



Floor 0



Floor 1





Highlights

- / Modern, Stylishly Decorated House
- / Perfect for Families
- / Ground Floor Cloakroom & Laundry Room
- / Open Plan Rooms on Ground Floor
- / High Specification Kitchen
- / Lounge and a Dining Room with Bi-folds
- / Five Bedrooms, En Suite
- / Family Bathroom
- / EPC



Double glazed entrance door leading to:

Entrance Hall /

12'10 x 4'0

High gloss tiled floor, plastered ceiling with inset spotlights, wood clad wall areas with dado rail, radiator, staircase to first floor with fitted carpet and white wood balustrade, power points, wood doors leading to rooms off.

Ground Floor Cloakroom /

5'10 x 4'0

White suite comprising of toilet with dual flush and wall mounted wash hand basin with mixer tap, tiled floor and wall areas, double glazed window, chrome radiator.

Laundry Room /

6'8 x 3'10

Quartz work surface with appliance space below for washing machine and dryer, plastered ceiling, tiled floor, power points.

Kitchen & Living Room /

28'2 x 13'11

Kitchen /

Stylishly fitted with high gloss kitchen units and a quartz working surface over, Integrated dishwasher, fridge and freezer, integrated oven and microwave, glass hob, wall mounted extractor fan over, sink unit with mixer tap and carved drainer, tiled work areas, radiator, high gloss tiled floor, power points, plastered ceiling with inset spotlights, double glazed window to front aspect.

Lounge /

Herringbone wood effect floor, feature media wall with space for large television and electric fire (electrical items shown in the photos and tour are available by separate negotiation with the seller), wall light points, power points, plastered ceiling, wood clad wall covering, access to:



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Dining Area /

15'2 x 8'7

Double glazed bi-fold doors leading onto and overlooking the rear garden from two points, herringbone wood effect floor covering, plastered ceiling with spotlights, two wall mounted radiators,

Galleried Landing /

12'8 x 8'10

White wood balustrade with oak hand rail, fitted carpet, plastered ceiling, radiator with cover and wall mounted radiator, power points, staircase leading to second floor, wood doors leading to rooms.

Bedroom One /

12'7 x 10'3

Double glazed window to rear aspect, radiator, fitted carpet, plastered ceiling, power points, door leading to:

En-Suite Shower Room /

9'8 x 3'11

White suite comprising of shower cubicle with monsoon shower head, wash hand basin with mixer tap and integrated toilet with dual flush, tiled floor and wall areas. double glazed window, plastered ceiling, chrome towel radiator, tiled floor.

Bedroom Two /

13'3 x 8'0

Two double glazed windows, fitted carpet, plastered ceiling, power points, radiator, fitted wardrobe units.

Bedroom Three /

15'5 x 6'10

Two double glazed windows, fitted carpet, radiator, power points, plastered ceiling.

Family Bathroom /

7'1 x 5'7

White suite comprising of bath with wall mounted shower screen and integrated shower unit over, wall mounted wash hand basin and integrated toilet with dual flush, tiled wall areas, tiled floor, plastered ceiling with spotlights, chrome towel radiator.





Second Floor Landing /

5'6 x 4'7

Fitted carpet, plastered ceiling, wood doors leading to rooms.

Bedroom Four /

15'10 x 10'4

Two double glazed roof windows, fitted carpet, power points, plastered ceiling with spotlights, radiator.

Bedroom Four /

10'4 x 9'7

Two double glazed roof windows, fitted carpet, plastered ceiling with inset spotlights, radiator, power points.

Front Garden /

Artificial lawn, outside light, paved pathway, water tap, canopied porch.

Rear Garden /

Patio area to the rear of the property leading onto artificial lawn providing all year around use, side access to front, secure fenced boundaries,

Garage /

16'9 x 9'11

Roller shutter doors to both front and rear aspects, lighting and power.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.









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