



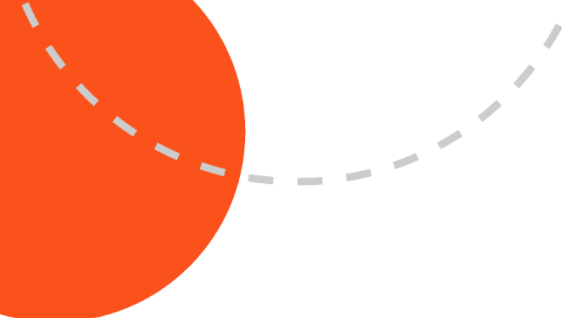
11 Hawkwell Road, Hockley, Essex, SS5 4DD

Two Bedroom Semi Detached Bungalow / Price: £325,000 / Tel: 01702 207720

**amos**



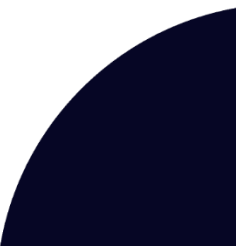




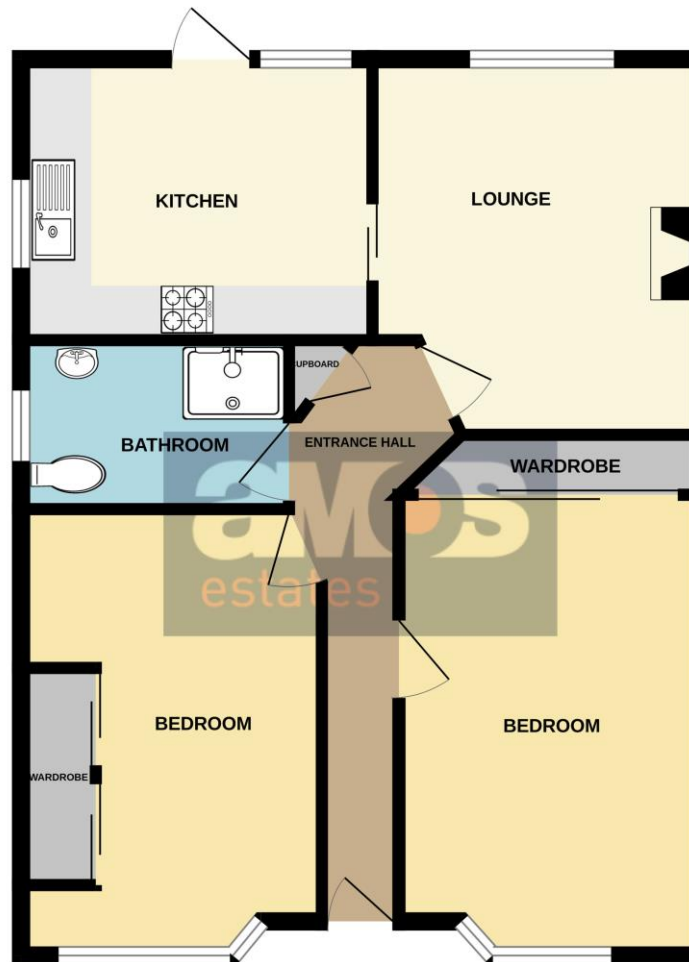
What a perfect property for buyers looking to be just a short walk away from the Village shops or those who regularly travel into London from the nearby train station! The bungalow itself delivers bright, well decorated rooms and includes **two double bedrooms**, a lounge with feature fire surround, fitted kitchen and a shower room. Outside you find an attractive rear garden with large patio and to the front you have plenty of parking and your own driveway.

The seller has found a property to move into so can offer a very quick sale if required. Why not make an immediate appointment to look inside, you will be impressed.

Find us on



GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.

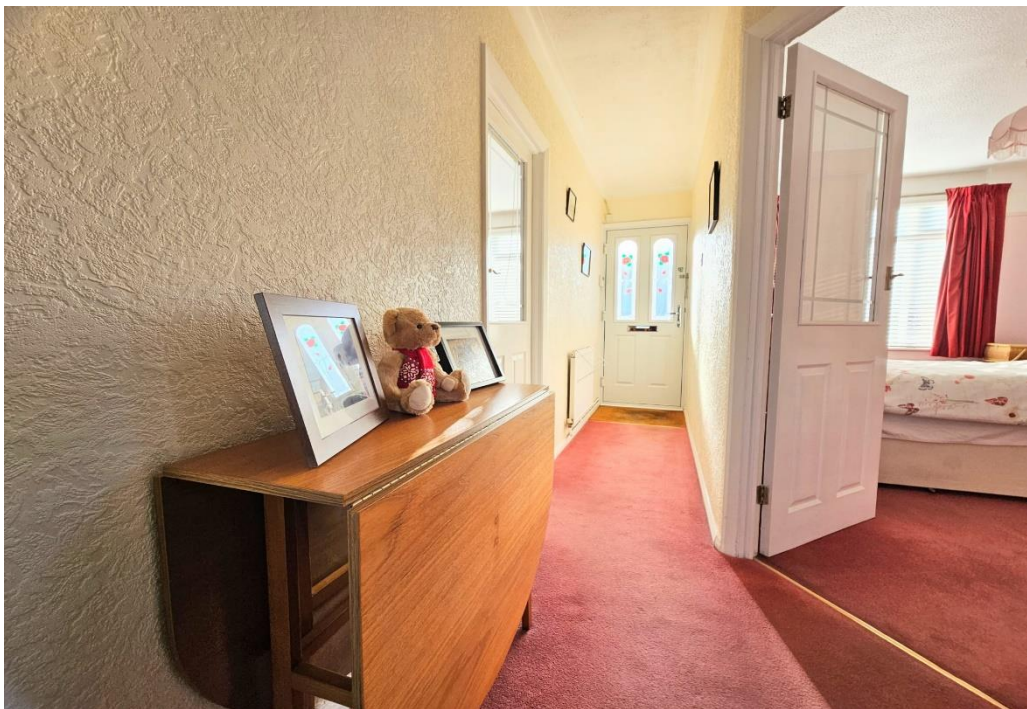


**A space to  
call home.**

TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

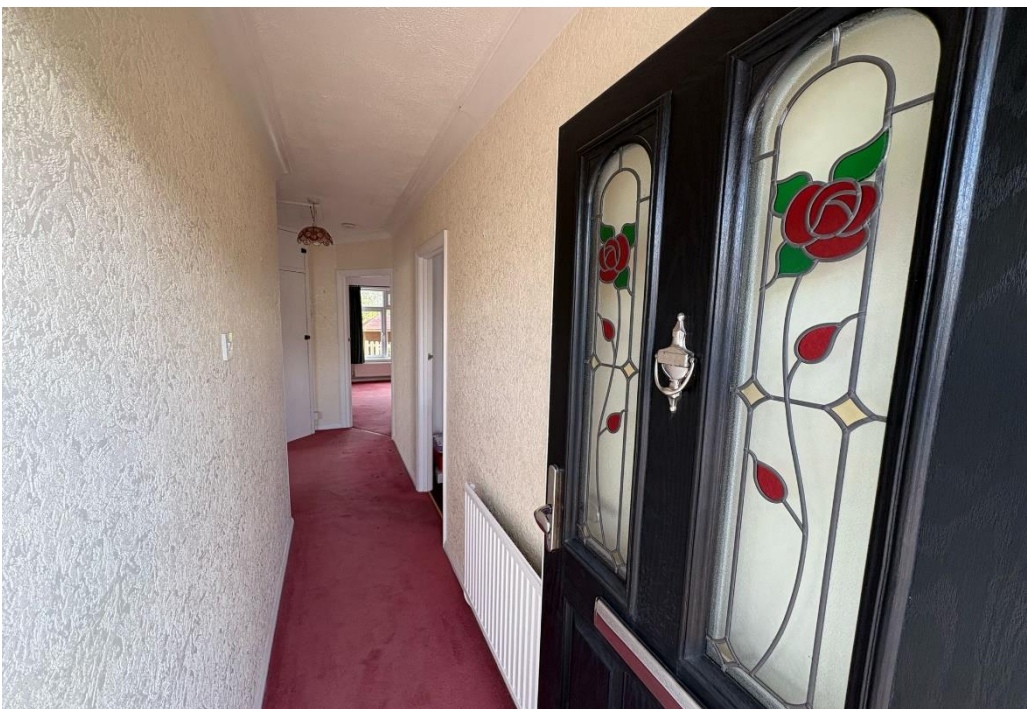
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Highlights

- / Perfect Location for Shops & Trains
- / Two Double Bedrooms
- / Fitted Kitchen
- / Lounge Overlooking Rear Garden
- / Shower Room
- / Plenty of Parking at Front & Side
- / Quick Sale Possible
- / EPC Pending





Double glazed entrance door leading to:

### **Entrance Hall /**

17'0 x 2'9 increasing to 4'9

Fitted carpet, coved ceiling, storage cupboard, power points, white wood doors leading to rooms.

### **Lounge /**

13'8 x 12'8

Double glazed window to rear aspect overlooking the garden, fitted carpet, picture rail and coved ceiling, radiator, power points, feature fireplace.

### **Kitchen /**

10'2 x 9'2

Fitted at both eye and base level in range of units with wood trim and working surface over, integrated oven and grill, four ring gas hob, appliance space for washing machine, dishwasher and fridge, stainless steel sink unit, double glazed window and double-glazed door, coved ceiling, tiled wall areas, fitted carpet, power points, space for dining table.

### **Shower Room /**

7'9 x 5'4

Fitted suite comprising of toilet, vanity unit with sink top and shower cubicle with safety screen and handrail, tiled wall areas, fitted carpet, coved ceiling, double glazed window, radiator.



## Bedroom One /

13'5 x 10'1

Double glazed window to front aspect, fitted carpet, picture rail, radiator, power points, fitted wardrobe unit.

## Bedroom Two /

14'3 x 8'7

Double glazed window to front aspect, radiator, fitted carpet, picture rail, fitted wardrobe unit, power points.

## Rear Garden /

Large patio area to the immediate rear of the bungalow with wood fence surround, wood garden shed, secure fenced boundaries, outside power point, lawn area, wooden arbour garden structure, unoverlooked rear aspect as the property benefits from backing onto the railway land, wooden gate to front, mature shrub garden borders.

## Front Garden /

Block paved parking area to the front and own driveway to side, outside lights, garden wall, side access to the rear garden.

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.









