

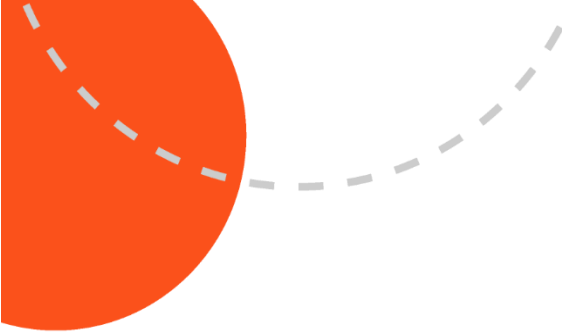


35 Victor Gardens, Hawkwell, Essex, SS5 4DS

Two Bedroom Semi Detached House / Price : £350,000 / Tel: 01702 207720

amos

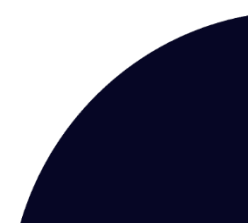




This well-presented **two-bedroom** semi-detached house offers comfortable living space throughout. The entrance hall leads into a fitted kitchen, which continues through to a separate dining room, perfect for everyday meals or hosting guests. The generously sized lounge has a cosy, welcoming feel with steps down into a bright sunroom area, offering additional seating and a relaxing place to unwind. Upstairs, the layout includes two bedrooms, a convenient cloakroom, and a modern two-piece shower room. Outside, the rear garden enjoys a sunny patio ideal for outdoor enjoyment, with the remaining space laid to lawn and providing access to a detached garage. To the front, the garden includes off-street parking for added convenience.

Location wise you will find yourself centrally located for the Village shops and eateries, Hockley train station with fast direct access to London and great local Schools such as Westerings & Greensward Academy.

Find us on





TOTAL FLOOR AREA : 885 sq.ft. (82.3 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.

Made with Metropix ©2025

**A space to
call home.**



Property Information

- / Semi-Detached Home
- / Two Bedrooms
- / Shower Room & Cloakroom
- / Two Reception Rooms
- / Driveway & Garage
- / EPC Rating: Pending
- / Council Tax Band: C
- / Close proximity to Village Shops and Hockley Train Station

Entrance door leading to:

Entrance Porch /

Plastered ceiling, door leading to:

Entrance Hall /

18'4 x 5'8

Double glazed window to front aspect, plastered and coved ceiling, wood effect floor covering, staircase to first floor living accommodation with fitted carpet and wood balustrade, understairs storage cupboard, radiator, doors leading off:

Kitchen /

10'2 x 9'5

Fitted at both eye and base level in a range of cream units with working surface over, space for free standing cooker, space for washing machine, 1.5 stainless steel sink unit with mixer tap and drainer, integrated dishwasher, space for fridge/freezer, double glazed windows to side aspect and double glazed door providing access to the side of property, plastered and coved ceiling, wood effect floor covering, part tiled walls, power points, door leading to:

Dining Room /

9'7 x 9'3

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, fitted wall lights, radiator, power points.

Living Room /

15'5 x 10'8

Plastered and coved ceiling, fitted carpet, feature fireplace with brick surround, radiator, power points, open access to:

Sun Room /

13'4 x 6'8

Double glazed windows to rear aspect, plastered and coved ceiling, fitted carpet, fitted wall lights, radiator, power points, door providing access to rear garden.





Galleried Landing /

10'8 x 2'10

Plastered and coved ceiling, fitted carpet, doors leading off:

Bedroom One /

14'4 to window x 12'5 x 15'8

Double glazed window to front and side aspect, plastered ceiling, fitted carpet, eaves storage cupboard, radiator, power points.

Bedroom Two /

8'8 x 8'0

Double glazed window to rear aspect, plastered and coved ceiling, fitted carpet, eaves storage cupboard, radiator, power points.

Cloakroom /

4'5 x 2'9

Double glazed window to side aspect, low level w/c, plastered ceiling, wood effect floor covering, radiator.

Shower Room /

7'3 x 5'7

Two-piece suite comprising of vanity unit with sink top and mixer tap, safety glass cubicle with fitted electric shower unit, double glazed window to side aspect, plastered ceiling, storage cupboard, tiled walls.

Rear Garden /

Sun patio to immediate rear of property, laid to lawn area, mature planting and shrubs, wooden shed, secure fence boundaries, door providing access to garage.

Garage /

Up and over door.





Front Garden /

Paved driveway providing parking for vehicles, laid to lawn area, planting and shrubs.

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.

