

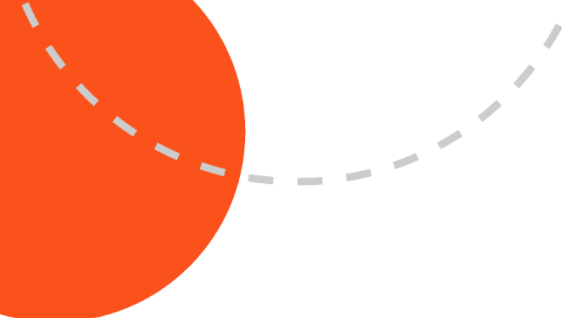


35 Hawthorne Gardens, Hockley, Essex, SS5 4SW

Three Bedroom Semi-Detached House / **Guide Price:** £400,000 - £425,000 / **Tel:** 01702 207720

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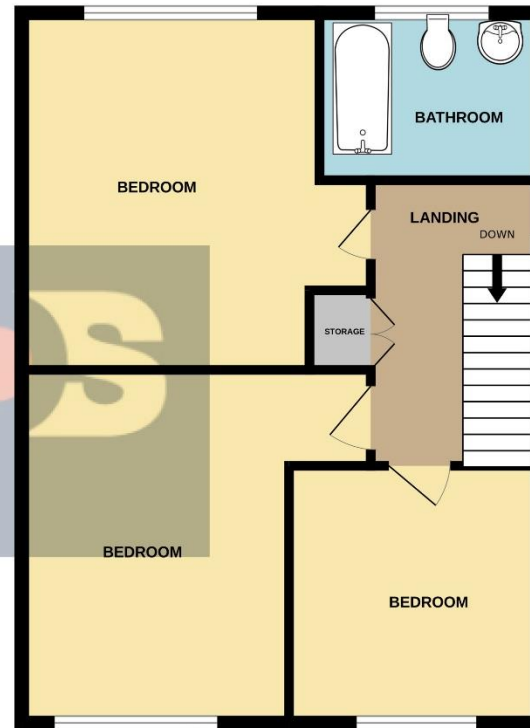
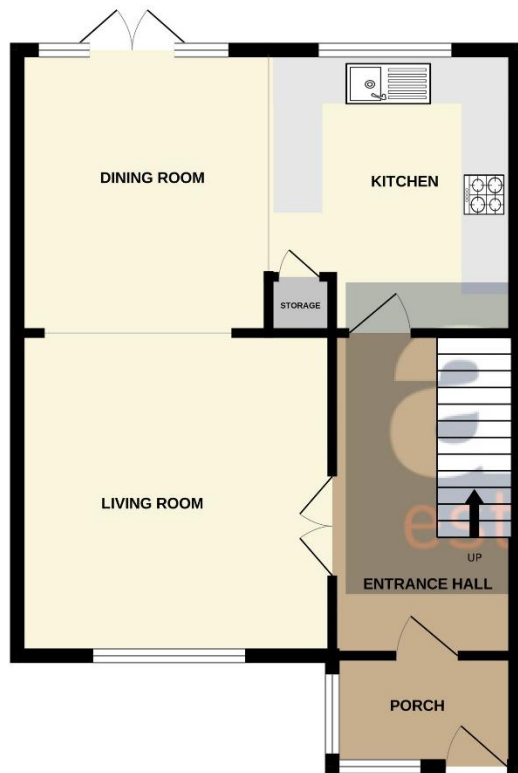


This well-presented **three-bedroom** semi-detached house features a bright and spacious layout designed for comfortable everyday living. Upon entering the welcoming hallway, you're met with a generous living room that flows seamlessly into a contemporary open-plan kitchen and dining area, which offers direct access to the rear garden. Upstairs, the property offers three bedrooms and a modern three-piece family bathroom. Outside, the rear garden is neatly maintained, featuring a sun deck and a lawn area, ideal for relaxing or entertaining. The garden also provides access to a detached garage. To the front, a private driveway offers convenient off-road parking.

Location wise the property is close to the beautiful Hockley woods, local eateries, Village shopping parades and of course the mainline train station with fast access to London. The property is also within proximity to local schools and leisure facilities.

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Property Information

- / Semi-Detached Family Home
- / Three Bedrooms
- / Living Room & Open Plan Kitchen/Diner
- / Three Piece Family Bathroom
- / Driveway & Detached Garage
- / South Backing Garden
- / EPC Rating: C
- / Council Tax Band: D

Double glazed entrance door leading to:

Entrance Porch /

Double glazed entrance door to:

Entrance Hall /

Plastered and coved ceiling, tiled flooring, staircase to first floor living accommodation with fitted carpet and wood balustrade, door providing access to kitchen, radiator, power points, double doors to:

Living Room /

13'2 x 12'2

Double glazed window to front aspect, plastered and coved ceiling, wood effect floor covering, radiator, power points, open access to:

Kitchen /

12'9 x 9'2

Fitted at both eye and base level in a range of white units with working surface over, integrated fridge/freezer, integrated oven and gas hob with extractor fan above, space for washing machine and tumble dryer, 1.5 stainless steel sink unit with mixer tap and drainer, integrated wine cooler, storage cupboard, double glazed window to rear aspect, plastered and coved ceiling, tiled flooring and part tiled walls, power points.

Dining Room /

12'9 x 9'0

Double glazed windows to rear aspect and double-glazed French doors to rear garden, plastered and coved ceiling, tiled flooring, radiator, power points







Galleried Landing /

Double glazed window to side aspect, plastered and coved ceiling, fitted carpet, wood balustrade, loft access, doors leading off:

Bedroom One /

13'9 x 13'3

Double glazed window to rear aspect, plastered ceiling, wood effect floor covering, fitted mirrored sliding wardrobes, radiator, power points.

Bedroom Two /

13'3 x 12'2

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

Bedroom Three /

8'7 x 8'4

Double glazed window to front aspect, plastered and coved ceiling, wood effect floor covering, fitted mirrored sliding wardrobes, radiator, power points.

Bathroom /

7'5 x 5'4

Three-piece suite comprising of vanity unit with sink top and mixer tap, integrated p-shaped bath with mixer tap and fitted shower unit with safety glass, low level w/c, double glazed window to rear aspect, plastered ceiling, tiled flooring and part tiled walls, chrome heated towel rail.

South Backing Rear Garden /

Sun decked area to immediate rear of property followed by lawn area, mature planting, secure fence boundaries, access to garage, double gates providing access to side of property.



Detached Garage /

15'7 x 10'5

Power and light fitted.

Front Garden /

Block paved driveway providing parking for vehicles, double gates providing access to the rear, mature planting.

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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.

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