



Hawkwell Road | | Hockley | SS5 4DD

Guide Price £550,000

bear
Estate Agents

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****Guide price £550,000-£575,000.**** Bear Estate Agents are delighted to bring to the market this gorgeous four bedroom detached family home with short walk to Hockley station and local amenities. This stunning home on Hawkwell Road has been tastefully renovated throughout with excellent entertaining spaces and style, benefitting from a open plan lounge/dining area, open plan kitchen/breakfast room, separate utility room, separate snug, garage, un-overlooked rear garden, upstairs and downstairs bedrooms, main bathroom, loft access and plenty of storage. A must view.

- Four Double Bedrooms
- Garage & Parking
- Secluded Rear Garden
- Open Plan Lounge/Diner
- Open Plan Kitchen/Breakfast Room
- Two Bathrooms
- Utility Room
- Rear Snug
- Lots of Storage Throughout
- Excellent Location To Amenities

Frontage

Property is approached by a independent driveway, with parking for three vehicles, steps to a covered entrance porch, leading into the hallway.

Hallway

12'0 x 5'5 (3.66m x 1.65m)

Entered by a composite front door, obscured double glazing to the front, wood floors throughout, radiators, doors to bedrooms, under stairs storage, plenty of power points, smooth ceilings with inset spotlights, feature stain glass throughout, doors to:

First Ground Floor Bedroom

15'4 x 10'5 (4.67m x 3.18m)

Stunning double glazed bay window to the front aspect with a bespoke fitted bay seat, carpet throughout, smooth ceilings with inset spotlights, central ceiling light, radiator, potential for built in storage.





Second Ground Floor Bedroom

13'0 x 11'8 (3.96m x 3.56m)

Double glazed windows to the front, radiator, wood herringbone flooring throughout, double glazed window to the side aspect, plenty of power points, potential for built in storage to one wall, smooth ceilings and central ceiling light.

Downstairs Bathroom

11'6 x 5'6 (3.51m x 1.68m)

Fully tiled throughout, double glazed window to the side aspect, radiator, dual flush w/c, panelled bath with hand held shower attachments above, vanity unit with storage, sink, tap, enclosed corner shower, storage throughout, smooth ceilings with inset spotlights.

Open Plan Lounge/Diner

22'0 x 15'5 (6.71m x 4.70m)

Solid wood floors throughout, smooth ceilings with coving to ceiling edge, recess shelving, vertical radiators, space for storage, plenty of power points and av points, large open plan space for a dining table which further leads into the kitchen, there is aluminium folding doors onto the rear patio overlooking the garden, this is a fantastic entertaining space, doors to:

Utility Room

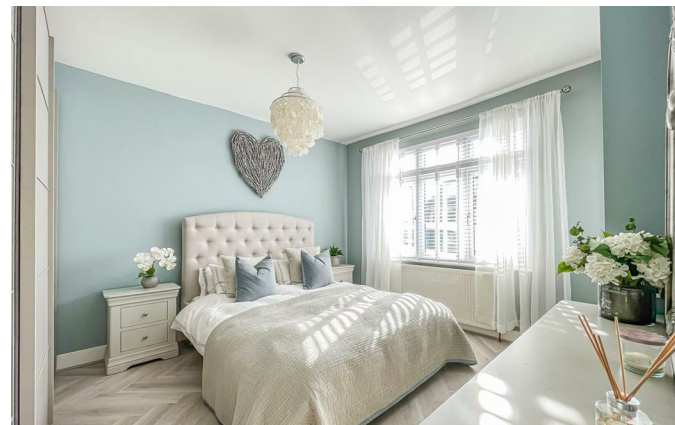
14'9 x 7'9 (4.50m x 2.36m)

Side extension which has been converted into a useable space, UPVC double glazed door and window into the double width side way which leads into the garage, double glazed window to the side overlooking the garden, internal solid wood door leading into a rear snug, white base units with rolled top work surfaces, stainless steel dual sink with two leavers taps, space for a dishwasher, tumble dryer, washing machine and any further white goods you may need, radiator, plenty of power points, tiled floors throughout, smooth ceilings with inset spotlights.

Rear Snug

13'6 x 8'7 (4.11m x 2.62m)

Tiled floors throughout, smooth ceilings with inset spotlights, sliding doors onto the rear patio, radiators, power points, av points, potential for built in storage.



Open Plan Kitchen/Breakfast Room

18'5 x 10'0 (5.61m x 3.05m)

Kitchen comprises of white wood effect top and base with a granite worktops, stainless steel sink with mixer tap and hand held shower attachments, double glazed windows to the rear overlooking the garden, seven ring gas hob with extractor fan above, granite upstands, tiled floors throughout, breakfast bar, feature lighting above, underfloor heating, space for a American style fridge/freezer, built in coffee machine, built in microwave and oven, built in appliances throughout, further double glazed window to the side, double glazed door leading onto the sideway, built in wine cooler.

First Floor Landing

High ceilings throughout, double glazed windows to the front, power points, loft access, doors to:

Main Bathroom

8'11 x 3'9 (2.72m x 1.14m)

Tiled floors, tiled walls, shaver points, velux windows to the rear, wall mounted sink with mixer tap, dual flush w/c, wall mounted heated towel rail, enclosed corner shower.

Upstairs Bedroom Three

13'7 x 11'7 (4.14m x 3.53m)

Large double glazed window to the side aspect, radiator, wood effect flooring throughout, smooth ceilings with inset spotlights, access to large eve's storage cupboards which have potential for conversion into a walk-in storage area, power points, av points.

Upstairs Bedroom Four

13'7 x 10'6 (4.14m x 3.20m)

Large double glazed bay window to the side aspect, wood effect flooring throughout, radiators, smooth ceilings with inset spotlights, plenty of power points, potential for built in storage, av points, access to large eve's storage cupboards.

Garage

18'4 x 6'9 (5.59m x 2.06m)

Garage has shelving units, concrete floors throughout, lighting, up and over door.

Garden

50'0 (15.24m)

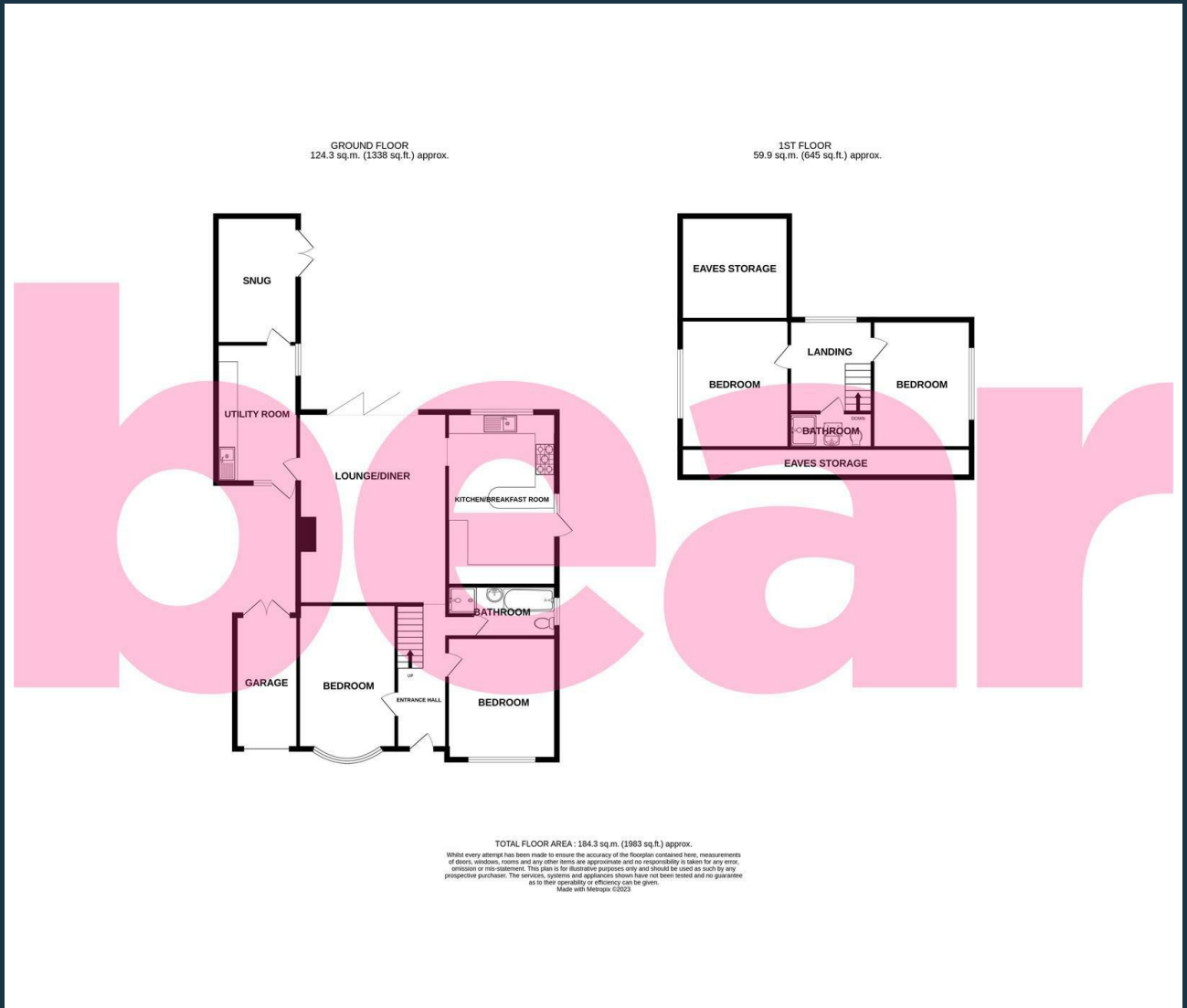
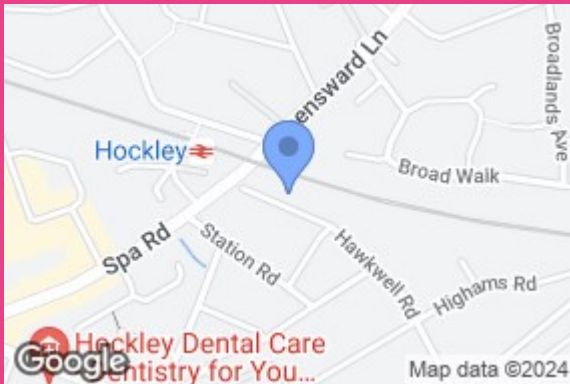
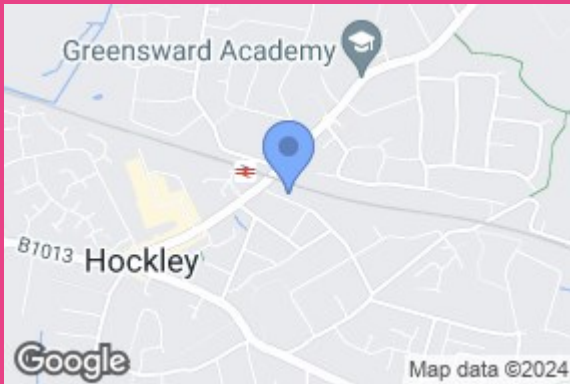
Large high quality slab patio to the full width, side access, garden is mainly laid to lawn with shrubs to the side, large trees to the rear providing privacy, no rear neighbours, excellent storage space, access to the front, power, lighting and water.

Agents Note

Council Tax : E

EPC: Ordered





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	83
England & Wales		EU Directive 2002/91/EC	

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