



Hawkwell Road | | Hockley | SS5 4DA

Guide Price £475,000

**bear**  
*Estate Agents*

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Guide Price £475,000**

Bear Estate Agents are thrilled to announce for sale this well presented four DOUBLE bedroom Semi-Detached family home. Situated in an idyllic location, close to the high street and within a short walk to Hockley Train Station for a direct commute into London Liverpool Street, location is the key. Internally this versatile home boasts four DOUBLE bedrooms, potential for two bathrooms, a spacious lounge, separate dining room, large entrance hall and a beautiful open plan kitchen living area and utility room. Externally Hawkwell Road boasts an impressive frontage, parking and a large south facing rear garden. Internal viewings are a must to appreciate the SPACE this family home has to offer throughout. £475,000 to £500,000.

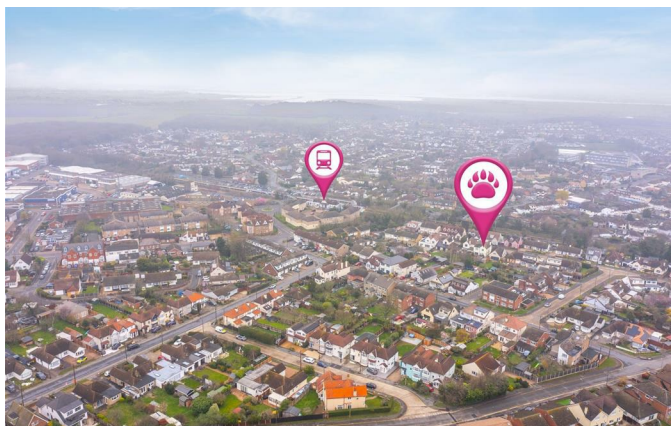
- Four Double Bedrooms
- 90' Approx South Facing Rear Garden
- Large Lounge and Separate Dining Room
- Light and SPACIOUS Throughout
- Impressive Spacious Entrance Hall
- Walking Distance to Hockley Train Station with Direct Links to London
- Utility Area and Open Plan Kitchen
- A MUST VIEW to fully appreciate the Size of this Family Home

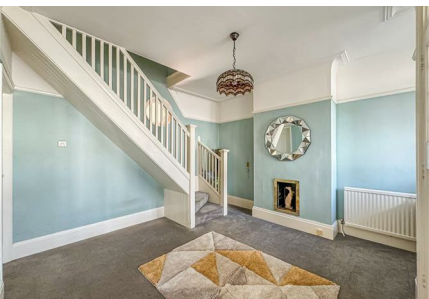
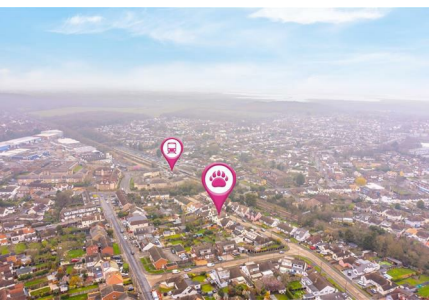
**Entrance/Porch**

Double-glazed entrance door leading into the porch and a further door leading into the hallway.

**Entrance Hallway**

13'1" x 11'11" (4 x 3.634)  
Carpet flooring, radiator, stairs leading to first floor, door to dining room, decorative coving and a further door leading to the kitchen.





### **Kitchen**

12'5" x 10'11" (3.808 x 3.330)

A range of eye and base level units with wood-effect work surfaces and breakfast bar with stall area, integrated double oven, microwave, integrated fridge and freezer, integrated dishwasher, double-glazed window to the side, tile effect flooring and steps into the utility area.

### **Utility Area**

8'11" x 6'10" (2.719 x 2.089)

Space and plumbing for washing machine and dryer, tile effect flooring. Door leading to the WC.

### **WC**

Wall-mounted boiler which is currently under warranty until 2027, low level WC, hand wash basin, double-glazed obscured window to the side.

### **Dining Room**

18'9" x 10'11" (5.738 x 3.344)

Double glazed bay window to the front, power points and carpet throughout, double glazed window to the side and a coal effect gas fire.

### **Living Room**

16'3" x 11'6" (4.972 x 3.526)

Wood effect flooring, double-glazed sliding doors to the rear and radiator.

### **Landing**

Carpet flooring, radiator, loft access.

### **Loft**

Boarded, insulated and has an integrated ladder.



### Bedroom One

16'3" x 11'2" (4.955 x 3.405)

Double glazed window to the rear, carpet flooring and radiator.

### Bedroom Two

12'8" x 11'6" (3.878 x 3.514)

Carpet flooring, radiator, power points, potential for an ensuite.

### Bedroom Three

12'11" x 11'0" (3.954 x 3.368)

Carpet flooring, double-glazed bay window to the front, radiator and power points.

### Bedroom Four

12'11" x 12'1" (3.958 x 3.686)

Double-glazed window to the front, power points, radiator, space for storage and a double-glazed door leading to the balcony area.

### Bathroom

8'8" x 5'10" (2.653 x 1.781)

Double width walk-in shower, low-level WC and a variety of cupboards, hand-wash basin, double-glazed windows to the side, heated towel rail and vanity units.

### South Facing Garden

Patio area leading to an artificial lawn area, mature shrubs, bush borders, side access, fully fenced around and it is south facing.

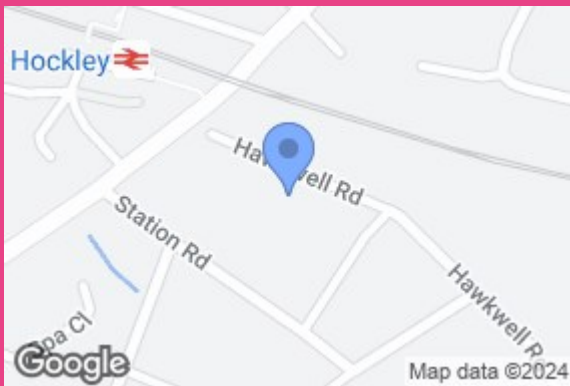
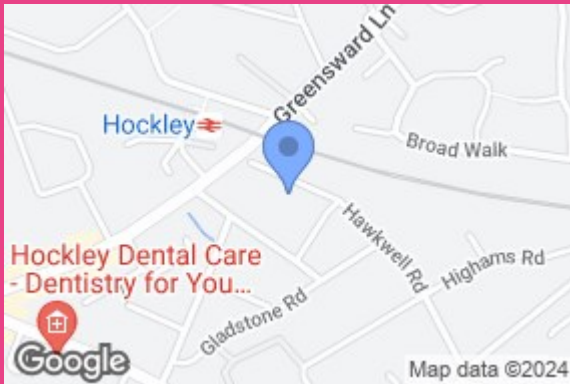
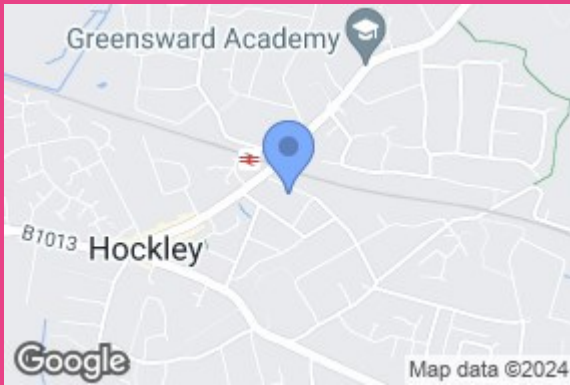
### Frontage

Decorative front garden and parking with a shared drive to the side leading to further parking and independent garage.

### Garage

The garage has got power, work area to the rear, space for a car to be parked inside and a door to the rear garden as well.





GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR  
1060 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 1931 sq.ft. (179.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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