



Main Road | | Hawkwell | SS5 4EL

Guide Price £450,000

bear
Estate Agents

GUIDE PRICE- *£450,000-£475,000*

Please welcome to the market this exquisite four/five-bedroom extended semi-detached home, nestled in an idyllic location that offers the perfect blend of convenience and serenity. Spanning across three stories, this residence is ideally situated close to High Street Hockley train station, providing easy access for a direct commute into Liverpool Street, as well as being near parks for leisurely nature walks.

Step inside to discover a meticulously designed interior, featuring four generously sized bedrooms, including an ensuite and dressing area in the master bedroom. The ground floor boasts a modern fitted kitchen, a spacious lounge, and a dining area within a conservatory, complemented by a convenient downstairs WC and a main family bathroom upstairs. Outside, the property impresses with a beautifully landscaped front garden. The rear garden offers a private decking area and un-overlooked space, with access to four off-street parking spaces at the rear of the property. Internal viewings are essential to fully appreciate the quality and charm of this home, perfectly suited to family living. Don't miss out on the opportunity to make this your dream home.

- Four Bedroom Semi Detached Home
- Off Street Parking At The Rear
- Spacious Lounge
- West Backing Rear Garden
- Living Space Across Three Floors
- Potential For Large Driveway To Frontage
- Master Suite With Dressing Room And En-Suite
- Finished To An Excellent Standard Throughout
- A MUST VIEW

Frontage

Property is approached by a private front garden with mature shrubs, side access and access to the entrance ports and main residence. To the rear, there is a large private rear garden and the vendors bought further parking to the rear of the property and this has space for two large vehicles also.





Porch

8'1 x 5'9 (2.46m x 1.75m)

Wood effect floors throughout, smooth ceilings with central ceiling lights, double glazed window to the side, power points and an internal door leading into the hallway.

Hallway

14'10 x 9'2 (4.52m x 2.79m)

The hallway has a stunning staircase leading to the first and second floors, wood flooring throughout, doors to the guest WC, radiator doors to the front reception room, doors to rear reception/slash dining room and doors to kitchen and open plan conservatory.

WC

2'9 x 4'3 (0.84m x 1.30m)

Obscure double glazed window to the side aspect, radiator, pedestal sink, understairs storage, radiator and dual flush WC.

Front Reception Room/ Bedroom

11'6 x 10'3 (3.51m x 3.12m)

High ceilings with coving to ceiling edge, double glazed windows to the front, radiator, wood effect flooring, power points and space for storage.

Lounge

14'4 x 13'10 (4.37m x 4.22m)

Smooth ceilings with coving to ceiling edge, feature ceiling rows, internal double doors leading into the conservatory/family room, radiator, power points and AV points.

Kitchen/Utility Area

6'5 x 15 (1.96m x 4.57m)

Double glazed windows to the side aspect, metro tile wall splashbacks, high ceilings with coving to ceiling edge and spotlights, a five ring gas hob, built-in double oven, extractor fan, butler sink with draining board and two lever taps, space for a dishwasher and doors leading into the open plan conservatory/family room.

Conservatory

9'6 x 20'7 (2.90m x 6.27m)

This has a double glazed windows to the full surround, double glazed French doors onto the private rear garden, plenty of power points, radiator and potential for more storage, wall lighting and space for a very large dining room table.

External Utility Room

4'9 x 4'10 (1.45m x 1.47m)

Power, lighting and windows to the sides. This houses the boiler and has space for washing machine, tumble dryer and another washing machine.

Storage

2'11 x 4'10 (0.89m x 1.47m)

This has power, separate consumer unit, lighting and is a great space for storage.

First Floor Landing

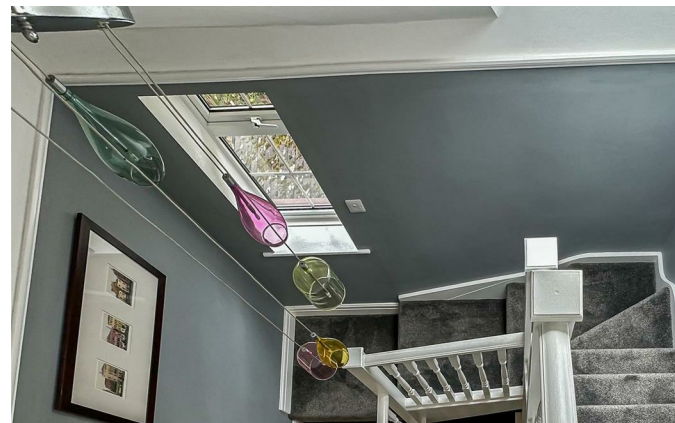
9'3 x 14'11 (2.82m x 4.55m)

Double glazed windows to the side aspect and front aspect and further stairs leading up to the second floor, smooth ceilings with central ceiling lights, doors to main bathroom and three bedrooms and stairs to second floor.

Main Bathroom

5'6 x 7'4 (1.68m x 2.24m)

Large corner bath, handheld shower attachments, WC, two lever taps and inset spotlights.



Bedroom Two

11'7 x 12'2. (3.53m x 3.71m.)

Double glazed windows to the rear, overlooking the garden, smooth ceilings with inset spotlights, feature panelled wall throughout, space for storage, plenty of power points and carpeting throughout.

Bedroom Three

11'5 x 10'2 (3.48m x 3.10m)

Double glazed windows to the front, space for storage to one wall, radiator, smooth ceilings with pendant ceiling lights and plenty of power points.

Bedroom Four

11'7 x 12'2 (3.53m x 3.71m)

Double glazed windows to the rear, smooth ceilings with pendant ceiling lights, carpeting throughout, power points, radiator and potential for built in storage.

Second Floor Landing

Obscure double glazed windows to the side aspect, smooth ceilings with inset spotlights, power points and doors to an upstairs bathroom. The second floor consists of a master suite, this includes a large double bedroom with built-in storage, velux windows to the front, juliet balcony to the rear, eaves storage, plenty of power points, AV points. Walk in wardrobe and main bathroom.

Master Bedroom

13'2 x 14'7 (4.01m x 4.45m)

Walk in Wardrobe

6'9 x 6'4 (2.06m x 1.93m)

Storage to the walls, double glazed windows to the rear, smooth ceilings and central ceiling light and further storage space.

Bathroom

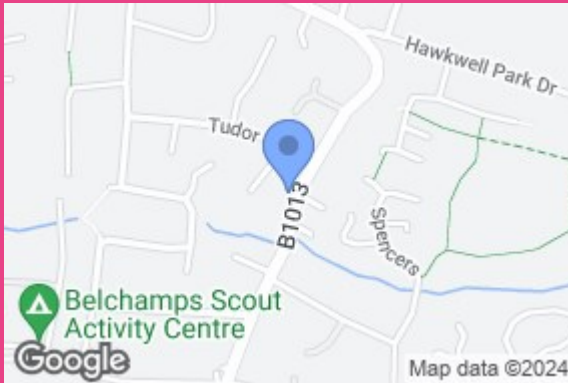
Obscure double glazed Velux windows to the front, newly fitted tile walls surround, enclosed walk and shower with tiled bench seat, dual flush WC, vanity unit with built in storage mixer tap, wall mounted heated towel rail, smooth ceilings with inset spotlights and extractor fan.

Rear Garden

approx. 40 ft (approx 12.19m ft)

New fence borders surrounding and a rear access gate leading to the parking. There is side access and brick built storage to the side.





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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	83
England & Wales		EU Directive 2002/91/EC	

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