



Main Road | | Hawkwell | SS5 4EH

Asking Price £475,000

bear
Estate Agents

Guide Price £475,000 to £500,000.

This five-bedroom detached family house offers exceptional value, featuring a stylish kitchen with granite work surfaces, a spacious lounge with doors opening onto a sun patio, and a convenient ground floor cloakroom. With bedrooms set over two floors, including a bathroom and additional cloakroom on the second floor, this property provides versatile living space. The rear garden, complete with a decked area, is ideal for summer entertaining, while the long driveway at the rear offers ample parking space. Conveniently located near Hawkwell's shopping parade, Clements Hall Sport Centre, and green spaces, as well as the train station and good local schools, this house presents a desirable opportunity for family living. Offered for sale with no onward chain, immediate viewing appointments are available upon request.

- 5 Bedroom Detached Family Home
- Spacious Lounge
- Close To Hockley Station
- Rear And Side Access
- Close To Hockley Village

Frontage

Brick boundary wall with wrought iron gate, canopied storm porch, outside light

Entrance Hall

Wood style tiled floor, plastered ceiling, understairs storage cupboard, power points, wood doors leading off

Ground Floor Cloakroom

White suite comprising of toilet and wall mounted 'floating' vanity unit with sink top and mixer tap, tiled walls and floor, double glazed window, plastered ceiling

Lounge

22'5 x 10'3 (6.83m x 3.12m)
Two sets of double glazed doors leading onto and overlooking the rear garden plus double glazed window to front aspect, wood style floor covering, power points, plastered ceiling spotlights.





Kitchen/Diner

19'1 x 9'4 (5.82m x 2.84m)

Stylishly fitted at both eye and base level in modern grey coloured units with granite work surfaces over, integrated oven and microwave, inset gas hob with extractor fan over, inset sink unit, dishwasher and washing machine, plastered ceiling with spotlights, wood style tiled floor, power points, double glazed window to front aspect, space for dining table, double glazed door.

First Floor Landing

Fitted carpet, plastered ceiling, power points, white wood doors leading off:

Bathroom

White and Grey high gloss suite comprising of 'floating' vanity unit with sink top and mixer tap, toilet and bath, tiled walls and floor, double glazed window, extractor fan, radiator, plastered ceiling.

Bedroom One

19'2 x 9'6 (5.84m x 2.90m)

Double glazed window, fitted carpet, radiator, plastered ceiling, power points.

Bedroom Two

13'3 x 10'4 (4.04m x 3.15m)

Double glazed window, radiator, fitted carpet, power points, plastered ceiling.

Bedroom Three

12'2 x 8'9 (3.71m x 2.67m)

Double glazed window, fitted carpet, power point, plastered ceiling, radiator.

Second Floor Landing

Fitted carpet, plastered ceiling, white wood doors leading off:

Bedroom Four

12'2 x 10'10 (3.71m x 3.30m)

Double glazed roof window, fitted carpet, power points, radiator, eaves storage cupboards, plastered ceiling.

Bedroom Five

10'10 x 9'6 (3.30m x 2.90m)

Double glazed window, fitted carpet, power points, eaves storage cupboards, radiator, plastered ceiling.

Cloakroom

White suite comprising of toilet and vanity unit with sink top and mixer tap, chrome towel radiator, tiled walls and floor, plastered ceiling.

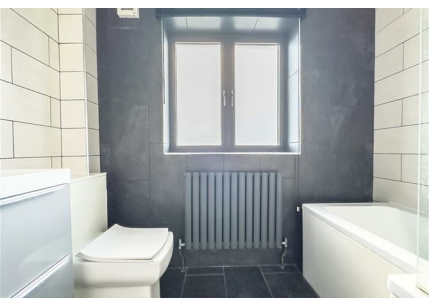
Rear Garden

Patio area to the immediate rear with access onto sun deck, wooden gate providing access to the front, lawn area, range of shrub planting, access gate leading to driveway with parking for vehicles and accessed via Hawkwell Park Drive.

Auction Terms

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.





This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

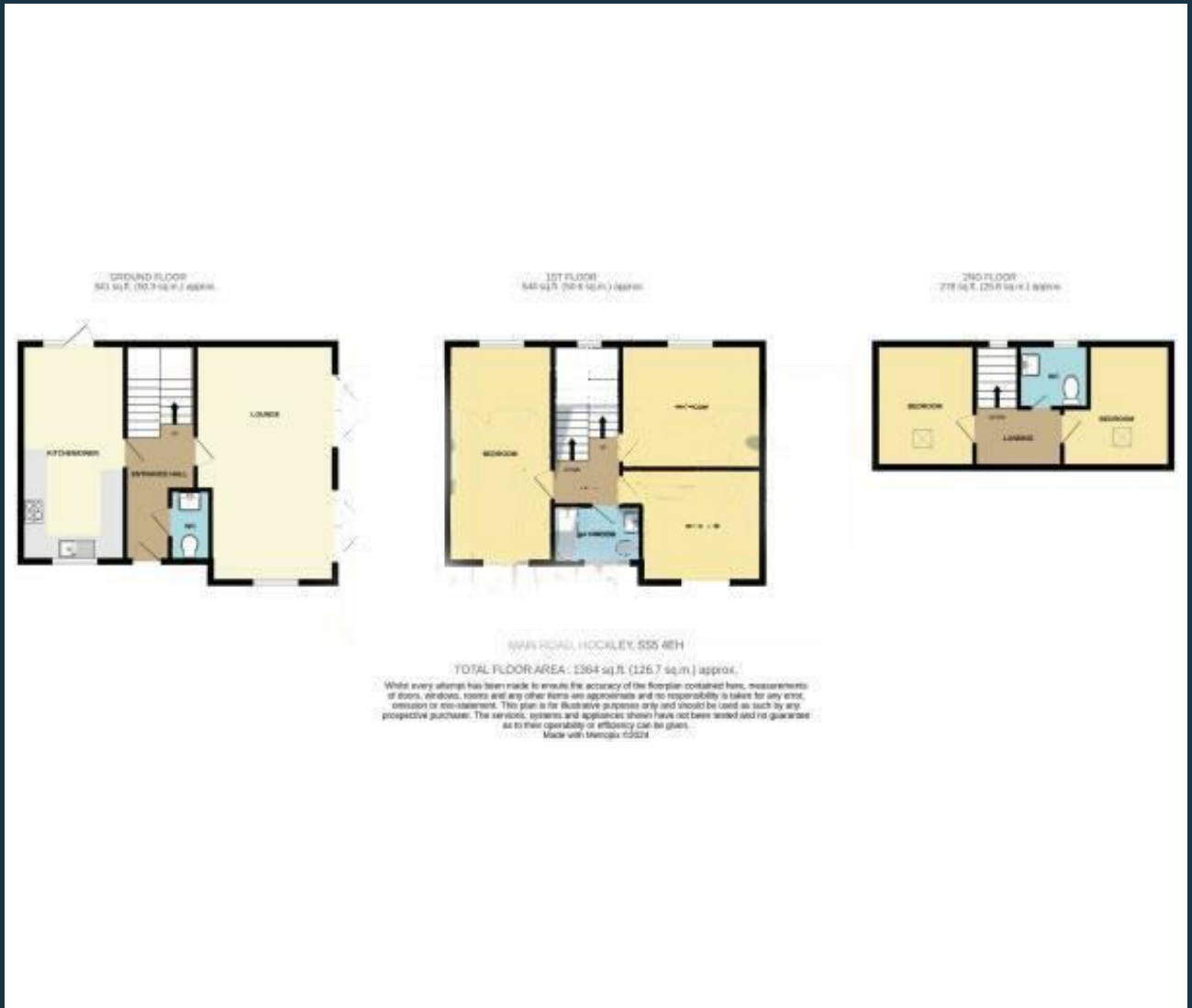
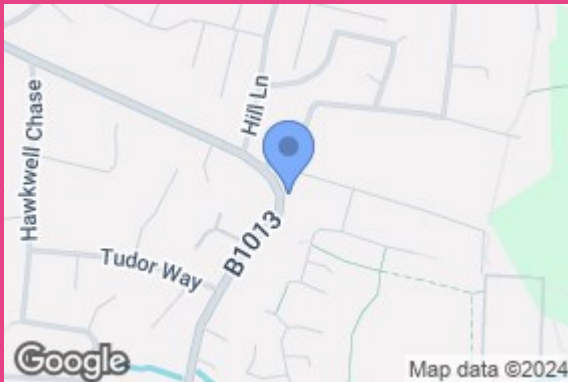
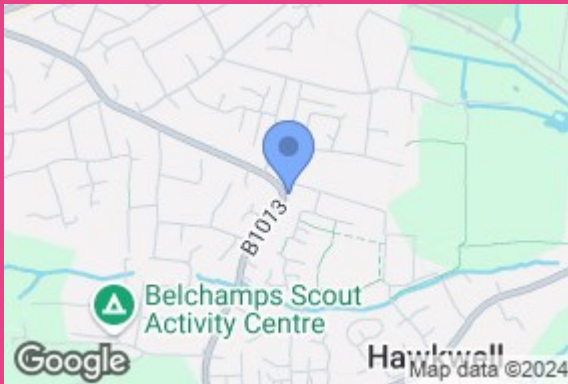
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

11 Main Road
Hockley
Essex
SS5 4QY
01702 416476
hockley@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>