

bear

Estate Agents



Guide Price £450,000 to £475,000

Bear Estate Agents are pleased to bring to the market this stunning detached new build home in a prime location near shops, schools, and Hockley train station. This remarkable home offers four double bedrooms, including a master with an ensuite, a three-piece family bathroom, modern kitchen/diner featuring integrated appliances and bi-folding doors opening to a rear garden. With a spacious entrance hall, downstairs WC, and a large lounge diner, it provides ample space for family living. Hawkwell Park Drive includes off-street parking, side access, and a south-facing rear garden, creating an ideal living space with convenience and style.

- Side Access
- Ample Off Street Parking
- Close To Hockley Village
- Walkable Distance To Hockley Station
- Detached Family Home
- Near Secondary And Primary Schools

Hawkwell Park

Hockley

£450,000

Offers Over



Hawkwell Park Drive



WC

Low flush WC, wash hand basin, storage and obscure double glazed window.

Lounge

22'4" x 10'2"

Bright and spacious lounge, aluminium double glazed window to the front aspect, two aluminium bi-folding doors to rear aspect, wood effect laminated flooring with underfloor heating, coving to ceiling edge and spotlight to ceiling.

Kitchen/Diner

19'1" x 9'3"

Beautifully presented kitchen with a range of wall and base units, ceramic sink with mixer tap, the gas hob sits on top of the beautiful quartz worktop, integrated oven, integrated dishwasher, microwave, fridge freezer and space for a dining table.

First Floor Landing

Access to all bedrooms and main bathroom.

Bedroom One

19'1" x 9'6"

Double glazed aluminium window, wood effect floor, wall mounted radiator and access into the ensuite.

Ensuite

Bedroom Two

13'3" x 10'4"

Double glazed aluminium window, wood effect floors throughout, wall mounted radiator and double glazed windows.

Bedroom Three

12'2" x 8'9"

Double glazed aluminium window, wood effect floors throughout, wall mounted radiator and a double glazed window.

Bathroom

Three piece suite comprising of panelled bath, low flush WC, wash hand basin, tiled floors throughout and a double glazed aluminium window.

Bedroom Four

12'2" x 10'9"

Double glazed aluminium window, wood effect floors throughout and a wall mounted radiator.

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.

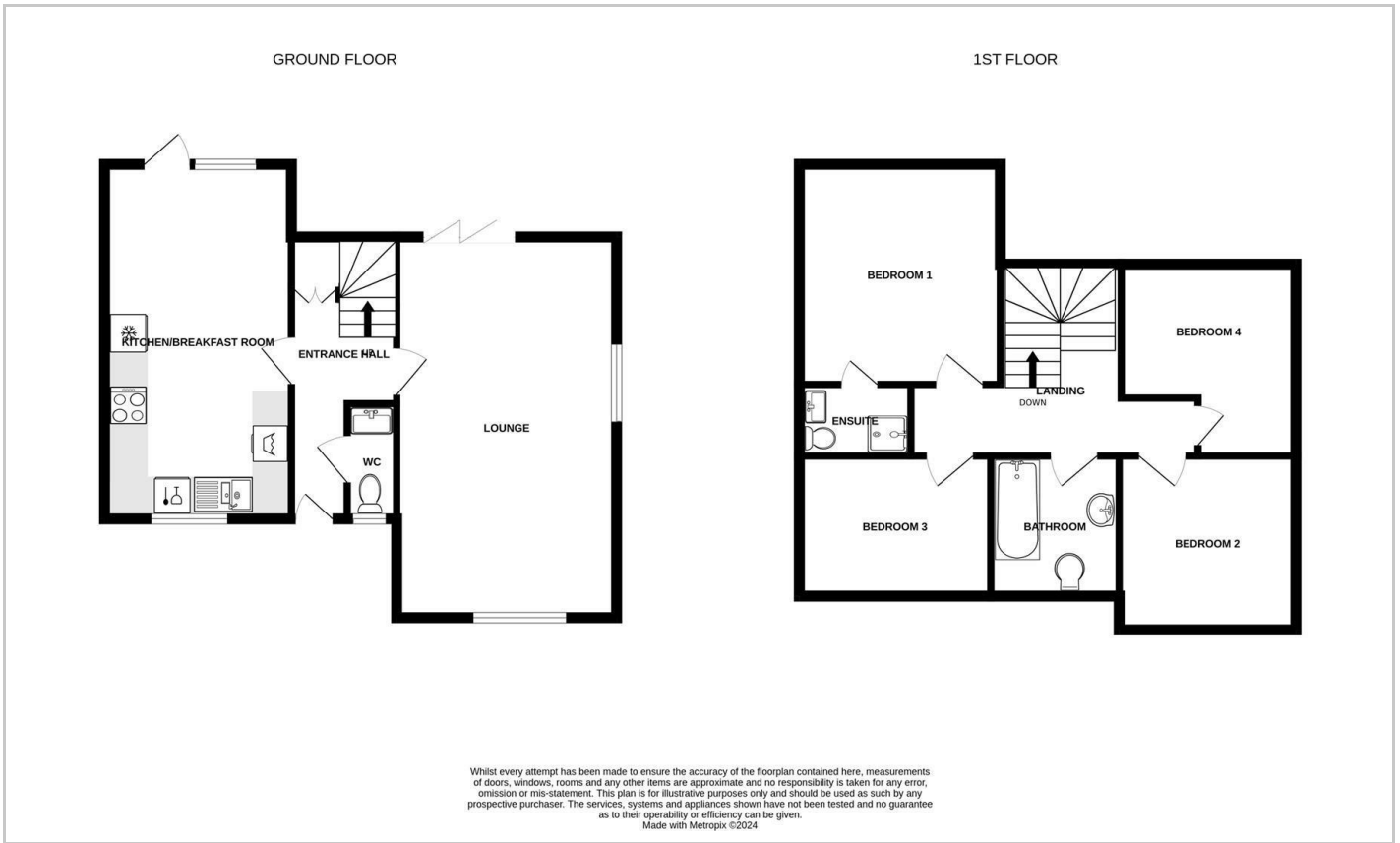
Auctioneers Additional Comments

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.

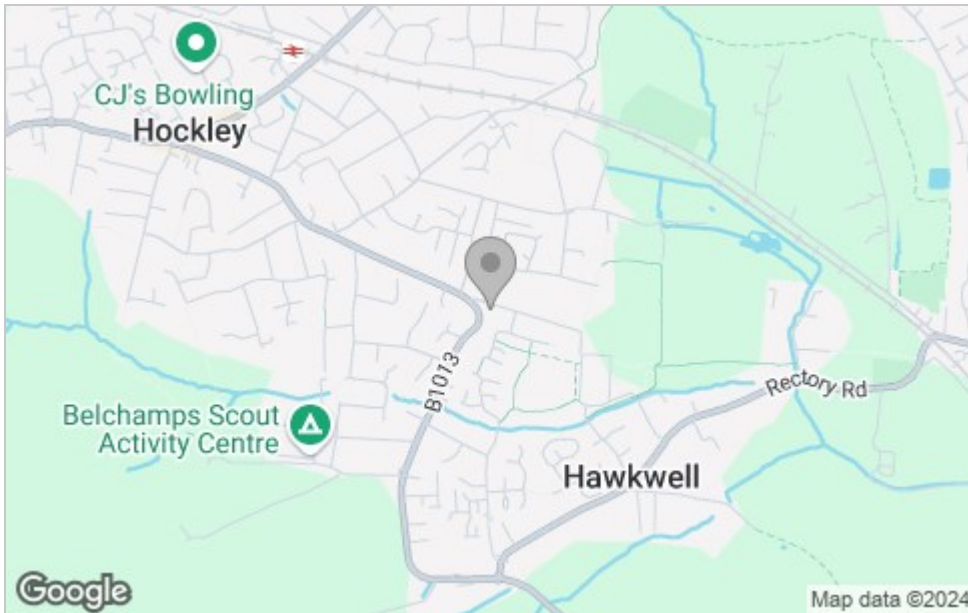
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Floor Plan



Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

