



Hawkwell Chase | | Hockley | SS5 4NE

Guide Price £475,000

**bear**  
*Estate Agents*

Welcome to Hawkwell Chase in the charming village of Hockley! This delightful semi-detached house boasts four bedrooms and two bathrooms, making it the perfect family home. The property is situated in a serene location, offering a peaceful retreat from the hustle and bustle of city life.

As you step inside, you are greeted by a spacious living area, ideal for relaxing with loved ones or entertaining guests. The bedrooms are generously sized, providing a comfortable sanctuary for a good night's sleep.

One of the highlights of this property is the beautiful garden, perfect for enjoying a morning cup of tea or hosting summer barbecues. The surrounding area offers plenty of green spaces and parks, ideal for leisurely strolls or picnics with family and friends.

Located in the sought-after village of Hockley, this property offers a wonderful opportunity to become part of a vibrant community. With local amenities, schools, and transport links nearby, everything you need is within easy reach.

Don't miss out on the chance to make this lovely house your new home. Contact us today to arrange a viewing and start envisioning the wonderful possibilities that await you at Hawkwell Chase!

- Four Double Bedrooms
- Utility Room
- Three Reception Rooms
- Two Bathrooms
- Close To Schools
- Close To Station
- Close to Shops
- Good-size Garden

### Kitchen

8'1" x 13'11" (2.474 x 4.261)

Wood effect floors, smooth ceilings with pendant ceiling light and coving to ceiling edge, double glazed window to the front aspect, obscure double glazed window to the side aspect, integrated oven and microwave, four ring induction hob, wood effect eye and base level units with wood work surface and space for fridge freezer.





### Hallway

6'3" x 11'10" (1.927 x 3.620)  
Wood effect flooring, radiator, ceiling with pendant ceiling light and coving to ceiling edge, access into:

### WC

Wood effect floors, smooth ceilings with coving to ceiling edge and pendant ceiling light, WC, vanity sink unit and an obscure double glazed window to the front aspect.

### Lounge

14'10" x 18'6" (4.546 x 5.648)  
Wood effect floor, smooth ceiling with pendant ceiling light and coving to ceiling edge, double glazed window and french door into the conservatory and double doors into the dining room.

### Conservatory

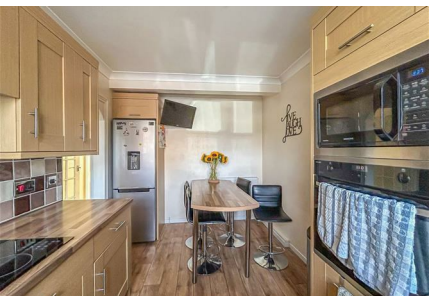
11'2" x 13'0" (3.422 x 3.966)  
Wood effect floor, double glazed window to all surrounds, double glazed french doors onto the rear garden and a double glazed door onto the side aspect and a pendant fan ceiling light.

### Dining Room

6'10" x 16'7" (2.096 x 5.073)  
Wood effect floors, radiator, double glazed french doors to the rear aspect, coving to ceiling edge and pendant ceiling light and a door into the Garage/Utility Room.

### Garage/Utility Room

3'4" x 8'3" (1.026 x 2.525)  
Up and over garage door, wood effect eye and base level units with a roll top work surface and plumbing for washing machine and space for tumble dryer.





## Landing

11'8" x 17'9" (3.558 x 5.419)

Carpet throughout, radiator, smooth ceilings with pendant ceiling light and access into:

## Bathroom

5'0" x 8'7" (1.530 x 2.632)

Wood effect floors, tiled surrounds, smooth ceiling with inset spotlights, vanity sink unit, WC, bath with shower attachment and an obscure double glazed window to the rear.

## Bedroom One

9'1" x 14'11" (2.782 x 4.558)

Carpet throughout, double glazed window to the front aspect, coving to ceilings edge, pendant ceiling light and built in wardrobes.

## Bedroom Two

9'5" x 12'4" (2.894 x 3.78 )

Carpet throughout, double glazed window to the rear aspect, smooth ceilings with coving to ceiling edge and pendant ceiling light, power points and radiator.

## Bedroom Three

7'0" x 12'11" (2.158 x 3.951)

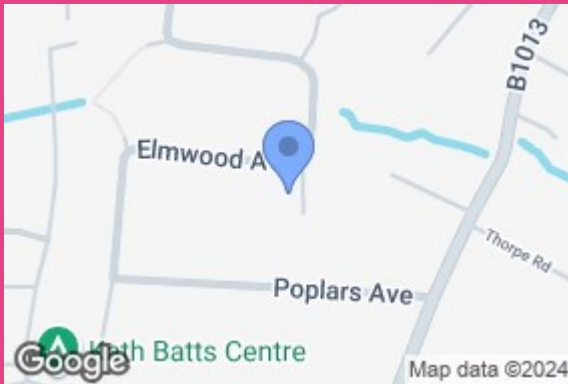
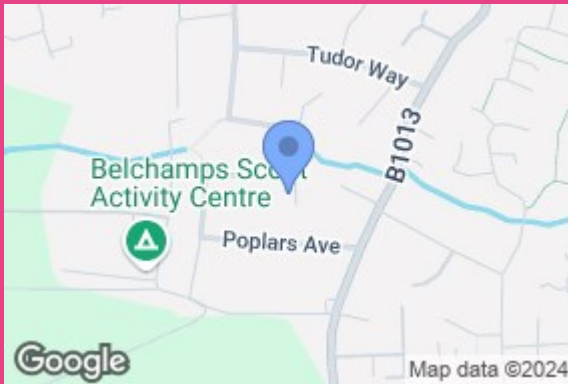
Carpet throughout, double glazed window to the front aspect, radiator, coving to ceiling edge and pendant ceiling edge.

## Bedroom Four

7'0" x 12'6" (2.138 x 3.834)

Carpet throughout, double glazed window to the rear aspect, coving to ceiling edge and pendant ceiling light, radiator and power points.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	84
England & Wales	EU Directive 2002/91/EC	

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