



\*Guide Price £525,000 - £550,000\*

Nestled in the charming area of Hawkwell Chase, Hockley, this delightful three-bedroom detached house offers a wonderful opportunity for families and individuals alike. Set on a generous corner plot, the property boasts a large rear garden, perfect for outdoor activities and entertaining. At the bottom of the garden, you will find a detached garage, providing ample storage or potential for a workshop.

The house showcases a lovely mock Tudor style, complete with original interior features that add character and charm. Inside, you will discover two spacious reception rooms, ideal for both relaxation and social gatherings. The three well-proportioned bedrooms provide comfortable living spaces, while the bathroom is conveniently located to serve the household.

This property presents an exciting opportunity for those looking to make their mark, with potential to extend and modernise, subject to the relevant planning permissions. The front of the house features a driveway that accommodates multiple vehicles, ensuring convenience for residents and guests alike.

- Three Bedroom Detached House
- Generous Rear Garden
- Original Features
- Large Corner Plot
- Call Now To View!

- Potential To Extend (SSTP)
- Detached Garage To Rear
- Mock Tudor Style
- Ample Off Street Parking

# **Hawkwell Chase**

Hockley

£525,000

Guide Price









## Hawkwell Chase





#### Hallway

Original wooden door to front with panelled window to side. Original wooden panelling surround, carpeted, radiator, ceiling mounted light fitting, access to staircase, living room and dining room.

## **Living Room**

18'10" x 12'2"

Ceiling mounted light fitting, two single wall lamps, original wooden flooring, original wooden panelling, radiator, brick fireplace surround with integrated seating area. Bay window with seating to front, two singular windows to side and original wooden to rear garden with window surround.

#### **Kitchen**

6'6" x 13'6"

Two cloning mounted light fittings, tiled floors, window to side and door to rear garden with window surround. Range of wall and floor mounted units, electric double oven with extractor fan overhead. Stainless steel sink unit with dryer.

#### **Dining Room**

10'4" x 16'8"

Ceiling mounted light fitting, two wall mounted lamp fittings, radiator, carpeted, single window to side and double window to rear. Beam effect ceilings.

#### **Downstairs WC**

Ceiling mounted light fitting, vinyl flooring, radiator, low level w/c and separate hand wash basin.

## **Upstairs Landing**

Stairs lead to all bedrooms, bathroom and storage cupboard. Carpeted, window to side. Across to loft

#### Bathroom

Ceiling light fitting, tiled floors and tiled walls. Obscured window to rear. Bath, separate shower unit, wash hand basin, heated towel rail.

## **Bedroom One**

22'5" × 12'3"

Ceiling mounted light fitting, carpeted, double window to front and bay window to rear. Original wooden beams, radiator.

#### **Bedroom Two**

10'6" x 10'5"

Ceiling mounted light fitting, carpeted, double bay window to rear. Original wooden beams, radiator.

#### **Bedroom Three**

10'6" x 10'5"

Ceiling mounted light fitting, carpeted, double bay window to front. Original wooden beams, radiator. Fitted storage cupboard and additional storage cupboard.

### **Rear Garden**

Patio area to rear with steps leading down to lawn. Path to side. Detached garage to rear with driveway.

## **Agent Notes**

EPC: Awaited











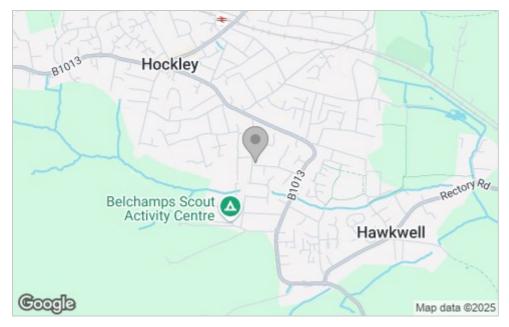




## Floor Plan



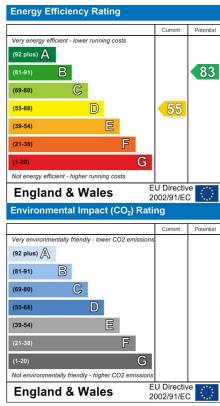
## Area Map



## **Viewing**

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

## **Energy Efficiency Graph**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.