

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Main Road, Hawkwell, SS5 4EG



Guide Price:
£375,000 - £400,000

Situated within the heart of Hawkwell is this immaculate three bedroom character semi-detached cottage benefiting from having many fine, original features throughout, a modern fitted kitchen, utility room and recently fitted ground floor shower room, bathroom to the first floor, secluded rear garden, detached garage which has been converted to outbuilding. Properties of this age and character rarely become available and viewing is strongly advised.

EPC Rating: D. Council Tax Band: D.

NO ONWARD CHAIN.

Our Ref 17220.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via double glazed entrance door to

ENTRANCE PORCH

Glazed door to

LOUNGE 13' 9" x 12' 2" (4.19m x 3.71m)

Double glazed window to the front aspect. Feature fireplace with inset, working fire. Custom built storage cupboards and shelving. Wood effect flooring. Coving to plastered ceiling. Radiator. Open plan to



DINING ROOM 13' 9" x 11' 1" (4.19m x 3.38m)

Double glazed window to the rear aspect. Stairs, with glass balustrade, to first floor accommodation. Custom built drawer storage and seating area below, with inset feature lighting. Wood effect flooring. Coving to plastered ceiling. Radiator. Door to



KITCHEN 11' 1" x 8' 11" (3.38m x 2.72m)

Double glazed window to the side aspect. Range of base and eye level units. Part solid wood work surfaces. Inset sink drainer unit. Space for Range cooker, with extractor above. Tiled splash backs. Integrated dish washing. Integrated fridge/freezer. Wood effect flooring. Coving to plastered ceiling. Archway to

UTILITY ROOM 8' 11" x 5' 11" (2.72m x 1.8m)

Double glazed French doors providing access to rear garden. Base and eye level units. Solid wood work surface. Tiled splash back. Space for washing machine. Exposed brick flooring. Coving to plastered ceiling. Door to



GROUND FLOOR SHOWER ROOM (RECENTLY FITTED) 8' 11" x 3' 10" (2.72m x 1.17m)

Obscure double glazed window to the rear aspect. Low level WC with concealed cistern. Wash hand basin with mixer tap on solid Oak shelf. Walk-in fully tiled shower cubicle with Waterfall over-head shower and inset shelving and feature LED lighting. Exposed brick flooring. Part tiled walls. Plastered ceiling.



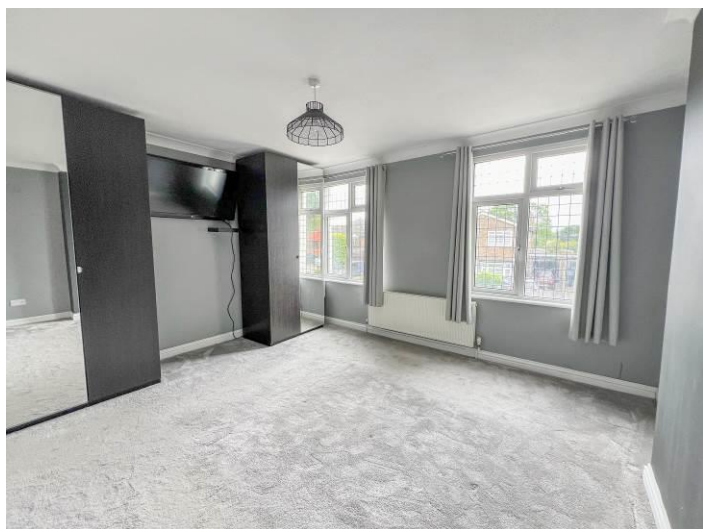
FIRST FLOOR ACCOMMODATION

LANDING

Storage cupboard.

BEDROOM ONE 13' 9" x 12' 2" (4.19m x 3.71m)

Two double glazed windows to the front aspect. Coving to plastered ceiling. Radiator.



BEDROOM TWO 11' 1" x 8' 6" (3.38m x 2.59m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Radiator.



BEDROOM THREE 13' x 8' 11" (3.96m x 2.72m)

Double glazed window to the rear aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



BATHROOM

Obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin. Panelled bath with thermostatic shower over and glass shower screen. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



EXTERIOR

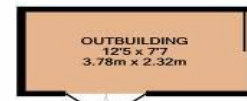
The **SECLUDED REAR GARDEN** benefits from having ideal entertaining area with raised decking and brick built bar. Steps down to artificial lawn. **OUTBUILDING** (formerly the detached garage) to the rear, with double glazed French doors, wood effect flooring, plastered ceiling, power and light, double glazed patio doors providing access to the rear with parking.



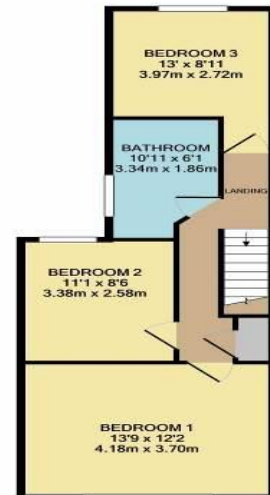
The **FRONT** has small garden area with retaining wall and path leading to entrance door. Private driveway to the right of the property providing access to the rear together with the neighbouring property's garage and parking.

Agents Note:

The property is being sold with all remaining furniture.



GROUND FLOOR
APPROX. FLOOR
AREA 614 SQ. FT.
(57.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 504 SQ. FT.
(46.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1119 SQ. FT. (103.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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