

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Main Road, Hawkwell, SS5 4EJ



Guide Price £500,000

Offering for sale this character three bedroom detached chalet situated on a substantial plot, with a rear garden measuring in excess of 120ft, offering huge potential for extension/development to ground and first floor, subject to the usual planning permissions.

Walking distance to local amenities.

NO ONWARD CHAIN.

EPC Rating:E. Ref 12128

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Entrance via hard wood entrance door to

ENTRANCE HALL

Stairs to first floor accommodation.

LOUNGE 13' 2" x 12' 2" (4.01m x 3.71m)

Double glazed bay window to the front aspect.

Double glazed window to the side aspect.



DINING ROOM 13' x 11' 11" (3.96m x 3.63m)

Double glazed bay window to the rear aspect.

Double glazed window to the side. Door providing access to Kitchen.

KITCHEN 11' 3" x 11' 1" (3.43m x 3.38m)

Double glazed window to the rear aspect. Double glazed door providing access to the rear garden.

Base and eye level units. Space for appliances.



GROUND FLOOR BATHROOM Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Bath. Radiator.



GROUND FLOOR BEDROOM 13' x 11' 1" (3.96m x 3.38m)

Double glazed window to the front aspect. Double glazed door providing access to the front.



**FIRST FLOOR ACCOMMODATION
LANDING**

BEDROOM ONE 14' 7" x 11' 11" (4.44m x 3.63m)
Double glazed window to the side aspect. Eaves storage cupboards.



BEDROOM TWO 13' x 11' 11" (3.96m x 3.63m) Double glazed window to the side aspect. Double glazed window to the rear aspect. Storage cupboard. Eaves storage cupboards.



WC (INTO EAVES) WC with low level cistern. Pedestal wash hand basin.



EXTERIOR

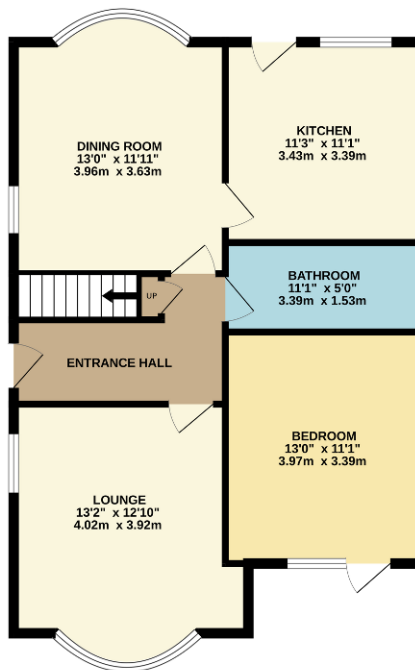
The **REAR GARDEN** measures in excess of 120' (36.58m) and commences with patio leading to laid lawn. Selection of mature flowers, trees and shrubs. Spacious side access (offering potential to extend to the side) to the front.



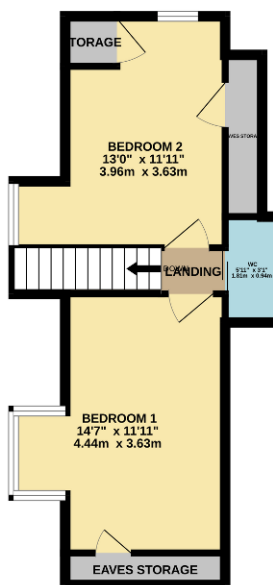
The **FRONT** measures approximately 50' (15.24m) from the front.



GROUND FLOOR
744 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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