

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Harrow Close, Hawkwell, SS5 4HQ



Guide Price £325,000 - £350,000

Situated in a quiet cul de sac is this two bedroom semi-detached bungalow benefiting from having secluded SOUTH FACING rear garden and own driveway providing off-street parking. Walking distance to local schools, shops and mainline railway station.

Council Tax Band:C. EPC Rating:D.  
NO ONWARD CHAIN. Our Ref 19602

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via hardwood entrance door to

### ENTRANCE PORCH

Further hardwood door to

### ENTRANCE HALL

Airing cupboard. Access to loft. Radiator.



### BEDROOM ONE 14' 3" x 8' 6" (4.34m x 2.59m)

Double glazed window to the front aspect. Textured ceiling. Two radiators.



### BEDROOM TWO 10' 4" x 8' 6" (3.15m x 2.59m)

Double glazed window to the front aspect. Wood flooring. Textured ceiling. Two radiators.



### BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over and full height shower screen. Tiled floor. Tiled walls. Radiator.



### **KITCHEN 11' 3" x 11' (3.43m x 3.35m)**

Double glazed window to the side aspect. Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Space for free standing cooker. Space for washing machine. Textured ceiling. Inset spot lights. Radiator.



### **LOUNGE 16' 7" x 10' 2" (5.05m x 3.1m)**

Double glazed window to the rear aspect. Feature fireplace with inset electric fire. Plastered ceiling. Radiator.

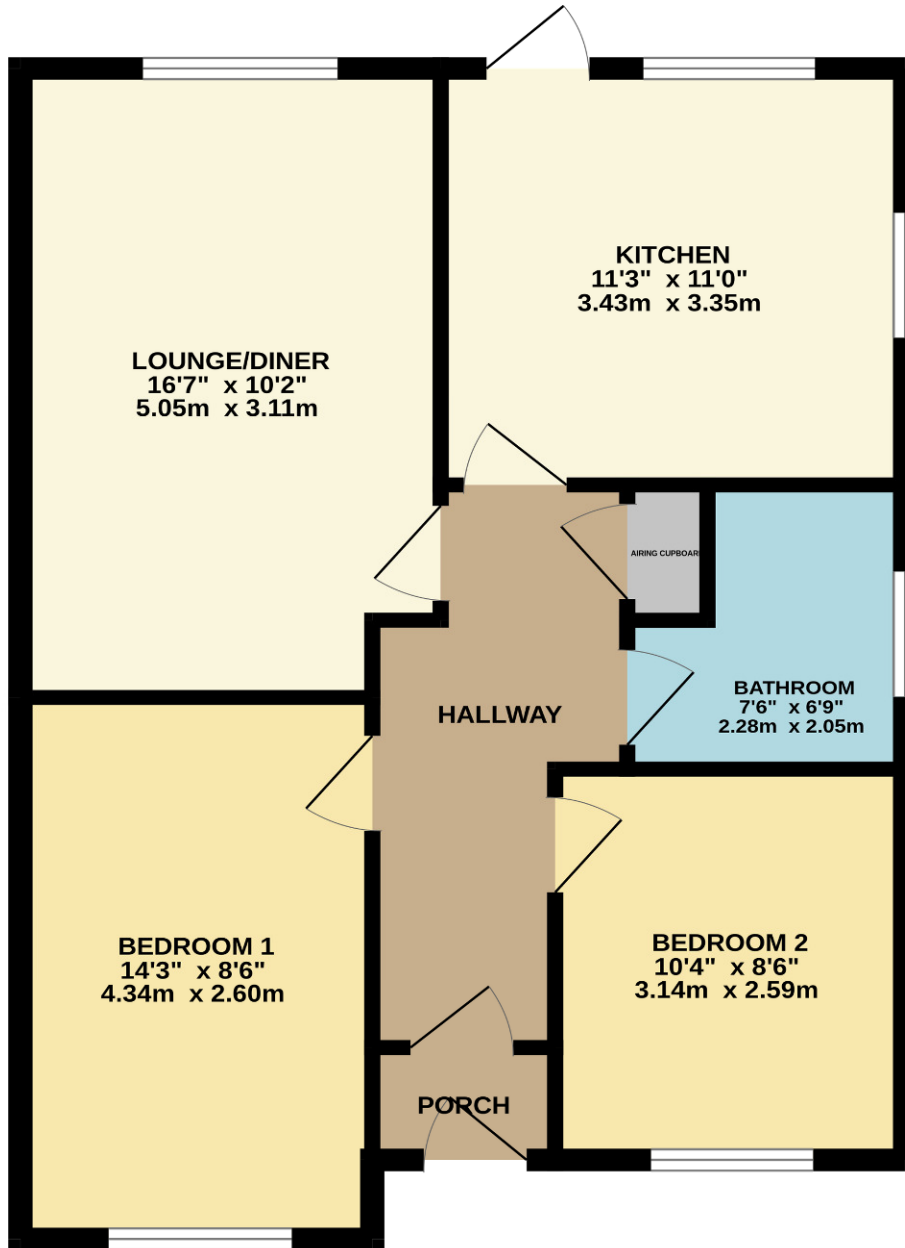
### **EXTERIOR**

The **SECLUDED SOUTH FACING REAR GARDEN** commences with patio area leading to laid lawn. Selection of mature flowers and shrubs to borders. Space sideways providing opportunity to extend. Gate providing access to the front.



The **FRONT** has own driveway providing off-street parking.

GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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