

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Hill Lane, Hawkwell, SS5 4HW



Guide Price £375,000 - £400,000

Situated in a popular location is this extended, spacious three bedroom semi-detached bungalow offering versatile accommodation throughout with large lounge/diner, kitchen/breakfast room, beautifully maintained rear garden, two garages accessed via a private road to the rear and own driveway to the front providing off-street parking for several vehicles. Walking distance to all local amenities.

**NO ONWARD CHAIN.**

Council Tax Band:D. EPC Rating:tbc.

Our Ref 19593

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 **STORM PORCH** with double glazed entrance door to

### **ENTRANCE HALL**

Storage cupboard. Coving to textured ceiling. Radiators.



### **BEDROOM ONE 13' x 10' 2" (3.96m x 3.1m)**

Double glazed window to the front aspect. Fitted wardrobes to one wall. Coving to textured ceiling. Radiator.



### **BEDROOM TWO 11' 10" x 9' 9" (3.61m x 2.97m)**

Double glazed bay window to the front aspect. Fitted bedroom furniture. Coving to textured ceiling. Radiator.



### **BEDROOM THREE 9' 9" x 7' 3" (2.97m x 2.21m)**

Double glazed window to the side aspect. Coving to textured ceiling. Radiator.



### BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with chrome tap and telephone handset shower attachment. Tiled floor. Textured ceiling. Inset spot lights. Radiator.



### KITCHEN/BREAKFAST ROOM 14' 10" x 13' (4.52m x 3.96m)

Double glazed window to the rear aspect. Double glazed door providing access to LEAN-TO. Comprehensive range of base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Integrated electric oven. Separate gas hob with extractor chimney over. Tiled splash backs. Integrated microwave. Space for appliances. Space for free standing fridge/freezer. Tiled floor. Textured ceiling. Radiator.



### LEAN-TO 8' 1" x 4' 5" (2.46m x 1.35m)

Double glazed windows. Double glazed door providing access to the rear. Double glazed door providing access to the front. Tiled floor.

### LOUNGE/DINER 23' 4" x 11' 9" (7.11m x 3.58m)

Double glazed patio doors providing access to rear garden. Feature fireplace. Coving to textured ceiling. Radiators.



### EXTERIOR

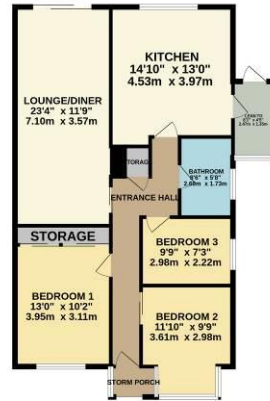
The **REAR GARDEN** has crazy paved patio leading to laid lawn. Selection of mature flowers, shrubs and trees. **Raised brick POND**. **DETACHED GARAGE 18' 4" x 8' 10" (5.59m x 2.69m)** accessed via electric roller door, personal door from rear garden. **SECOND DETACHED GARAGE 16' 7" x 8' 6" (5.05m x 2.59m)** with electric roller door, power and lighting, personal door from rear garden. (Both garages can be accessed via a private service road from Uplands Road). **STORAGE SHED** to remain. Gate to side providing access to the front.





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

GROUND FLOOR  
1296 sq.ft. (120.4 sq.m.) approx.



TOTAL FLOOR AREA: 1296 sq.ft. (120.4 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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