

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hawkwell Road, Hockley, SS5 4DA



Guide Price £525,000 - £535,000

Situated in a sought after location, within a close stroll to mainline railway station, and walking distance to local schools and shops, is this stunning, four bedroom detached chalet benefiting from having en suite to master bedroom, open plan versatile living accommodation with luxury kitchen/breakfast room with bi-fold doors opening directly on to the approximately 90ft rear garden, large block paved driveway providing off-street parking for several vehicles.

Council Tax: D. EPC Rating:D.
Our Ref 19598

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Entrance via double glazed entrance door to

SPACIOUS ENTRANCE HALL

Double glazed window to the front aspect. Stairs to first floor accommodation. Large under stairs storage cupboard. Wood effect flooring. Coving to plastered ceiling. Radiator. Oak doors to all rooms.



GROUND FLOOR BATHROOM

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with wood effect vanity storage below. Bath with wood effect panel, chrome mixer tap and shower attachment. Tiled walls. Heated towel radiator.



GROUND FLOOR BEDROOM FOUR/STUDY 11' 8" x 8' 9" (3.56m x 2.67m)

Double glazed window to the front aspect. Wardrobes with sliding doors to one wall, providing ample storage. Wood effect flooring. Coving to textured ceiling. Radiator.



LOUNGE 15' x 10' 9" (4.57m x 3.28m)

Double glazed window to the side aspect. Feature fireplace with inset log burner. Plastered ceiling. Radiator. Open plan to



KITCHEN/BREAKFAST/FAMILY ROOM 26' 2" max x 20' 1" max (7.98m x 6.12m)

Double glazed window to the side aspect. Double glazed bi-fold doors across the whole width, with inset blinds, providing access to rear garden. Comprehensive range of stunning Shaker style base and eye level units. Solid Oak work surfaces. Inset one and half sink drainer unit. Space for free standing Range cooker with extractor above. Tiled splash backs. Space for dish washer. Space for American style fridge/freezer. Island unit incorporating further storage and breakfast bar, with Oak work surface. Wood effect flooring. Plastered ceiling. Inset LED spot lights.

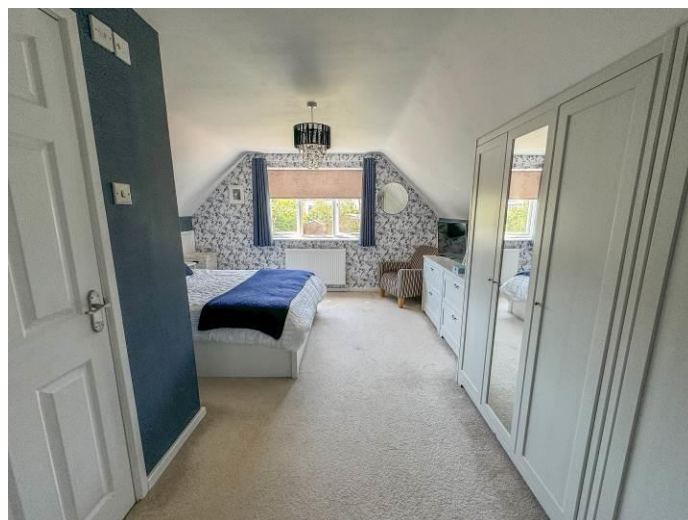


FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE 17' nax x 13' 4" max (5.18m x 4.06m)

Double glazed window to the rear aspect. Comprehensive range of fitted wardrobes to one wall. Plastered ceiling. Radiator.



EN SUITE

WC with low level cistern. Inset wash hand basin with wall mounted vanity storage unit below. Tiled shower cubicle with electric shower. Wood effect flooring. Radiator.



BEDROOM TWO 18' 10" x 10' 9" (5.74m x 3.28m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Plastered ceiling. Radiator.



BEDROOM THREE 9' 7" x 9' 2" (2.92m x 2.79m)

Double glazed window to the side aspect. Eaves storage cupboard. Plastered ceiling. Radiator.

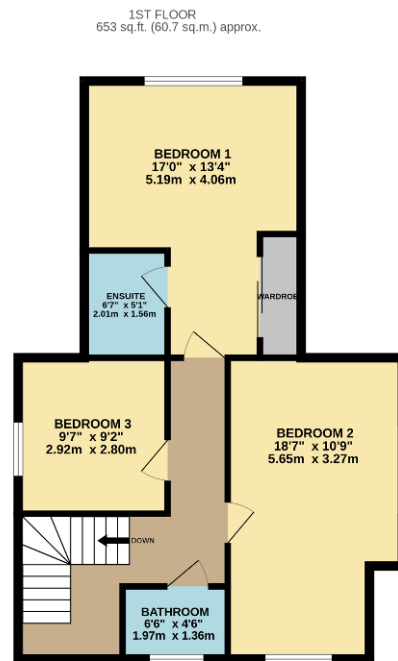
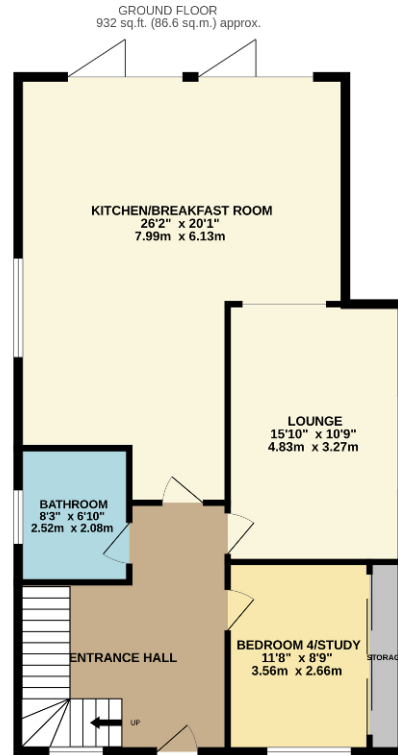


EXTERIOR

The **REAR GARDEN** measures approximately 90' (27.43m) and commences with patio leading to laid lawn. SHEDS to remain. Gate providing access to the front.



The **FRONT** has large block paved driveway providing off-street parking for several vehicles.



TOTAL FLOOR AREA : 1585 sq.ft. (147.3 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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