

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Hawkwell Chase, Hawkwell, SS5 4NH



**Guide Price £750,000 - £775,000**

Situated on a plot measuring approximately 40ft wide is this perfect example of a stunning, four bedroom detached family home, improved and maintained by the current owners to a very high specification throughout, benefiting from open plan luxury kitchen/family room, two additional reception rooms, en suite to both master and second bedroom, recently landscaped rear garden and own driveway providing off-street parking for several vehicles.

Within walking distance of local schools, shops, mainline railway station and Hockley Woods. Viewing highly recommended.

Council Tax Band: F. EPC Rating: C.

Our Ref 15720

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

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Entrance via double glazed entrance door to

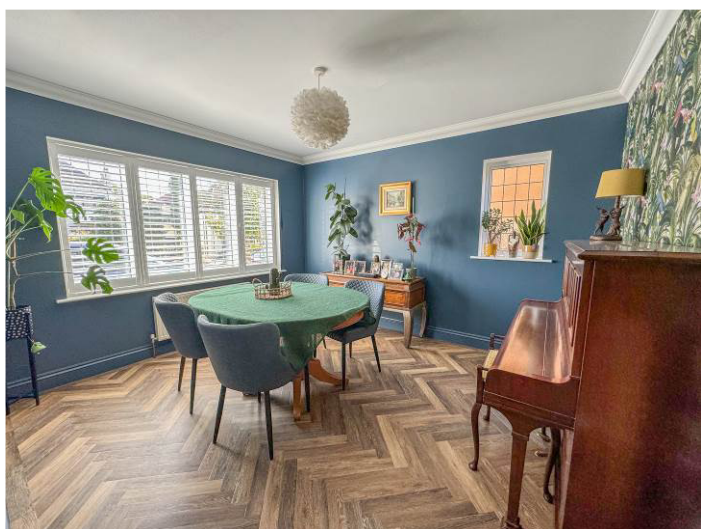
### SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Marble tiled floor. Feature wood panelled wall. Coving to plastered ceiling. Radiator. Solid Oak doors to all ground floor rooms. Door providing access to Garage (the current owners have created a Utility Area to the rear of the Garage, with inset sink drainer, space and plumbing for appliances and wall mounted boiler).



### DINING ROOM 11' 0" x 10' 0" (3.35m x 3.05m)

Double glazed Aluminium window, with custom fitted shutters, to the front aspect. Obscure double glazed Aluminium window to the side aspect. Herringbone Karndean flooring. Coving to plastered ceiling. Radiator.



### STUDY 8' x 5' 2" (2.44m x 1.57m)

Obscure double glazed Aluminium window to the side aspect. Solid Oak door providing access to under stairs storage cupboard. Marble tiled floor. Coving to plastered ceiling. Radiator.



### GROUND FLOOR CLOAKROOM/WC

Obscure double glazed Aluminium window to the side aspect. WC with low level cistern. Wall mounted wash hand basin with chrome mixer tap. Marble tiled floor. Part panelled walls. Coving to plastered ceiling. Radiator.



### LOUNGE 16' 2" x 15' 7" (4.93m x 4.75m)

Accessed from the Entrance Hall via Solid Oak, glazed French doors. Two obscure double glazed Aluminium windows to the side aspect. Double glazed Aluminium bi-fold doors, with inset blinds, providing access to the rear garden. Feature brick built fireplace with fully working Gas fire. Wood effect flooring. Coving to plastered ceiling. Radiators.



### RECENTLY FITTED, LUXURY KITCHEN/BREAKFAST ROOM 25' 6" x 14' 11" (7.77m x 4.55m)



### KITCHEN AREA

Obscure double glazed Aluminium window to the side aspect. Double glazed Aluminium door providing access to the side.

Comprehensive range of German bespoke base and eye level handle less units, creating a streamlined design. Quartz work surfaces. Inset sink unit. Integrated NEFF electric 'Tilt & Slide' oven. Integrated NEFF microwave. Island unit, with Quartz surface and integrated Bora Induction hob with built-in extractor and pull-up power point. Integrated dish washer. Integrated full height fridge. Integrated full height freezer. Marble tiled floor. Plastered ceiling. Inset spot lights.



### BREAKFAST AREA

Two double glazed Velux windows. Full height double glazed Aluminium window, with inset blind, to the side aspect overlooking patio area. Double glazed Aluminium bi-fold doors, with inset blinds, providing access to the rear garden. Marble tiled floor. Vaulted plastered ceiling. Vertical steel radiator.





## FIRST FLOOR ACCOMMODATION

### GALLERIED LANDING

Obscure double glazed Aluminium window to the side aspect. Solid Oak doors to all first floor rooms. Coving to plastered ceiling. Radiator.



### BEDROOM ONE 16' 2" x 13' (4.93m x 3.96m)

Double glazed Aluminium window, with inset blind, to the rear aspect. Coving to plastered ceiling. Radiator.



### EN SUITE 8' 10" x 4' 3" (2.69m x 1.3m)

Obscure double glazed Aluminium window to the side aspect. WC with concealed cistern. Wall hung wash hand basin with chrome mixer tap and vanity storage below. Fully contemporary tiled walk-in shower cubicle with thermostatic shower and Waterfall shower head. Contemporary tiled floor. Brick tile walls. Heated towel radiator.



### BEDROOM TWO 16' 2" max x 13' 11" max (4.93m x 4.24m)

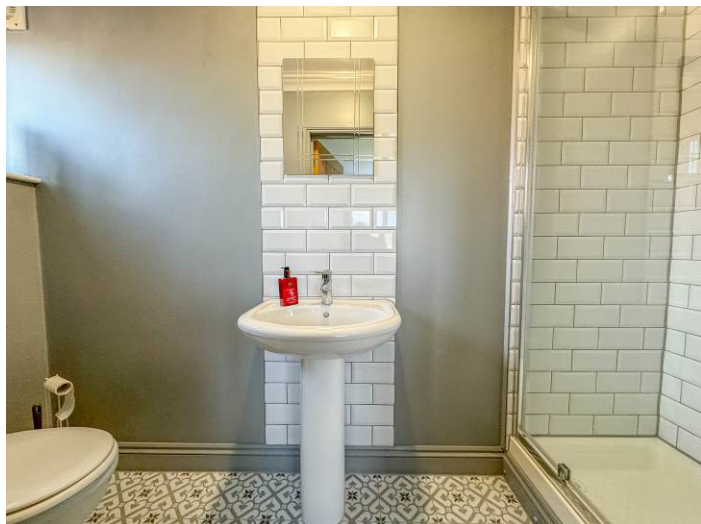
Double glazed Aluminium window, with inset blind, to the rear aspect. Coving to plastered ceiling. Radiator.





#### EN SUITE 8' 8" x 2' 10" (2.64m x 0.86m)

Obscure double glazed Aluminium window to the side aspect. WC with low level cistern. Pedestal wash hand basin with chrome mixer tap and brick tile splash back. Fully tiled shower cubicle with thermostatic shower. Contemporary tiled floor. Coving to plastered ceiling. Heated towel radiator.



#### BEDROOM THREE 16' 8" into bay x 10' 6" (5.08m x 3.2m)

Double glazed Aluminium box bay window, with custom fitted shutters, to the front aspect. Extensive range of bedroom furniture, could remain with separate negotiation. Coving to plastered ceiling. Radiator.



#### BEDROOM FOUR 16' 5" x 10' 5" (5m x 3.18m)

Two double glazed Aluminium windows, with custom fitted shutters, to the front aspect. Custom built-in storage cupboards. Coving to plastered ceiling. Radiator.



#### FAMILY BATHROOM 10' 6" x 8' 8" (3.2m x 2.64m)

Obscure double glazed Aluminium window to the side aspect. WC with low level cistern. Pedestal wash hand basin with chrome mixer tap. Tongue & Groove panelled bath with central chrome mixer tap and tiled surround. Airing cupboard. Part panelled walls. Contemporary tiled floor. Coving to plastered ceiling. Radiator.





## EXTERIOR

The **STUNNING, RECENTLY LANDSCAPED REAR GARDEN** measures approximately 65' x 40' (19.81m x 12.19m) commences with hardwood decking area providing perfect outdoor seating space. Hardwood deck pathway to one side leading to GREENHOUSE to the rear. Well maintained laid lawn area. Selection of matures flowers and shrubs with attractive trees providing perfect screening to all boundaries.



Spacious access to both sides with exterior power points, lights and tap, providing access to the front.

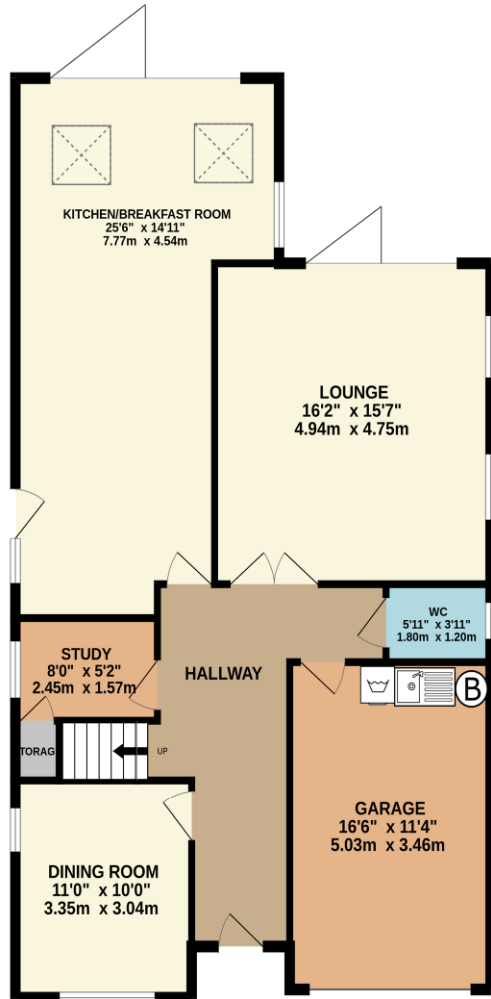


The **FRONT** has large sweeping block paved driveway providing off-street parking for several vehicles which in turn leads to **INTEGRAL GARAGE 16' 6" x 11' 4" (5.03m x 3.45m)**, with Up & Over door, power and lighting.

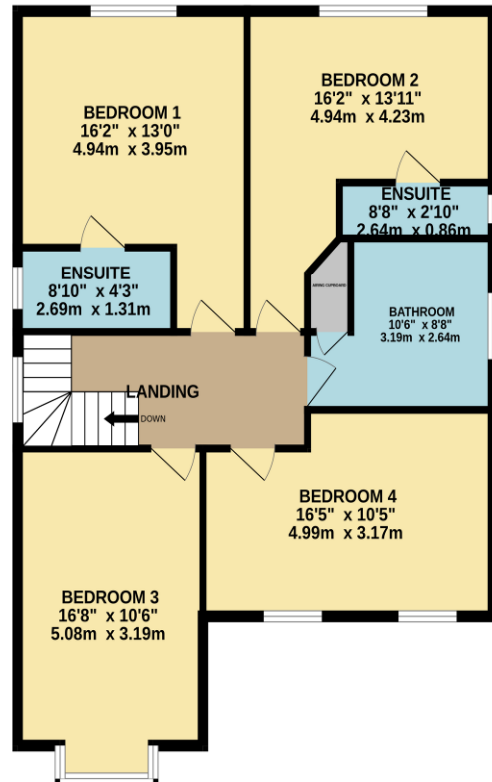
### Agents Note:

*The vendors have advised the boiler has been regularly maintained and has recently undergone its annual service.*

GROUND FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 2010 sq.ft. (186.8 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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