

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Hawkwell Road, Hockley, SS5 4DA



**Guide: £385,000**

Situated in one of Hockley's most prestigious locations with an approximate 90ft rear garden, is this character bay fronted rarely available three bedroom semi detached family home. Requiring modernisation throughout and having potential for extension to side and rear, subject to the usual planning consent. Within close walking distance to shops, schools, woods and mainline railway station.

No onward chain. Council Tax Band: D.

EPC Rating: TBC. Our Ref: 19990.

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

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01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Accommodation comprises:

Entrance via patio door to entrance porch.

### ENTRANCE PORCH

Double glazed entrance door to entrance hall.

### ENTRANCE HALL

Stairs to first floor accommodation.



### LOUNGE 12' 3" x 11' 8" (3.73m x 3.56m)

Double glazed bay window to front aspect. Feature fireplace with inset fire. Radiator.



### BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath, pedestal wash hand basin and close coupled wc. Part tiled walls.



### DINING ROOM 12' 9" x 10' 7" (3.89m x 3.23m)

Double glazed window to rear aspect. Feature brick built fireplace. Picture rail. Radiator. Door to kitchen.



#### **KITCHEN 12' 4" x 5' 8" (3.76m x 1.73m)**

Double glazed window to side and rear aspects. Door providing access to rear garden. A range of base and eye level units incorporating work surface with inset sink drainer unit. Space and plumbing for appliances.



#### **FIRST FLOOR LANDING**

##### **BEDROOM ONE 12' 3" x 11' 8" (3.73m x 3.56m)**

Double glazed bay window to front aspect. Picture rail. Radiator.

##### **BEDROOM TWO 13' 9" x 8' 8" (4.19m x 2.64m)**

Double glazed window to rear aspect. Picture rail. Radiator.



##### **BEDROOM THREE 10' 7" x 9' 9" (3.23m x 2.97m)**

Double glazed window to rear aspect. Built in cupboard. Picture rail. Radiator.

#### **EXTERIOR.**

The **REAR GARDEN** measuring approximately 90ft (27.43m) commencing with patio area leading to garden. Laid to lawn. A selection of mature flower and shrub borders. **DETACHED GARAGE**. Spacious side way. Double opening gates providing access to front.

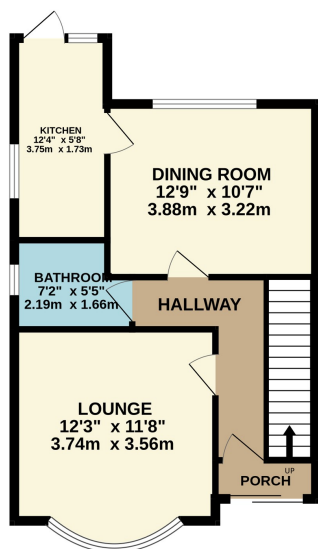
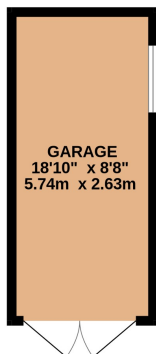


The **FRONT** has lawn area with pathway to front door with potential to convert the front to providing off street parking.

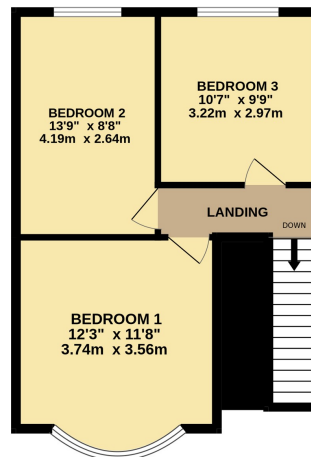
#### **Agents Note:**

*The property offers potential for extension to the side and rear, subject to the usual planning consents, as can be evidenced on neighbouring properties.*

GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 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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