

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Main Road, Hawkwell, SS5 4ES



Guide Price:
£325,000 - £350,000

An extended two bedroom semi-detached bungalow benefiting from having en suite to master bedroom, open plan lounge/diner/kitchen, a beautifully maintained rear garden measuring approximately 80ft and own driveway providing off-street parking. Walking distance to all local amenities within Hawkwell and Hockley.

Council Tax Band: C. EPC Rating: E.

Ref 19994

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Entrance via double glazed entrance door to

ENTRANCE PORCH

Double glazed window to the side aspect. Glazed entrance door to **HALLWAY**

BEDROOM ONE 20' 4" max x 9' 10" max (6.2m x 3m)

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



Dressing Area

Space for wardrobes. Door to Inner Lobby.



EN SUITE SHOWER ROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Wash hand basin. Fully tiled shower enclosure with electric shower. Airing cupboard, housing boiler. Tiled floor. Radiator.



BEDROOM TWO 10' 6" x 10' 4" (3.2m x 3.15m)

Double glazed window to the front aspect. Mirrored sliding door wardrobes to one wall. Coving to textured ceiling. Radiator.



LARGE OPEN PLAN LOUNGE/DINER 21' x 15' 7" (6.4m x 4.75m)

Double glazed French doors providing access to rear garden. Feature brick built fireplace with inset fire. Coving to ceiling. Radiators. Door to Inner Lobby. Open plan through to



KITCHEN 13' 10" x 9' 9" (4.22m x 2.97m)

Double glazed window to the side aspect. Double glazed windows to the rear aspect. Double glazed door providing access to rear garden. Comprehensive range of base and eye level Shaker style units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Integrated electric oven with gas hob and extractor above. Tiled splash backs. Space for appliances. Tiled effect flooring. Coving to ceiling. Radiator.



INNER LOBBY

Door to Bathroom. Door to Bedroom One.

BATHROOM

Two obscure double glazed windows to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Corner bath with chrome mixer tap and Telephone Handset style shower attachment. Wood effect Parquet flooring. Tiled walls. Radiator.



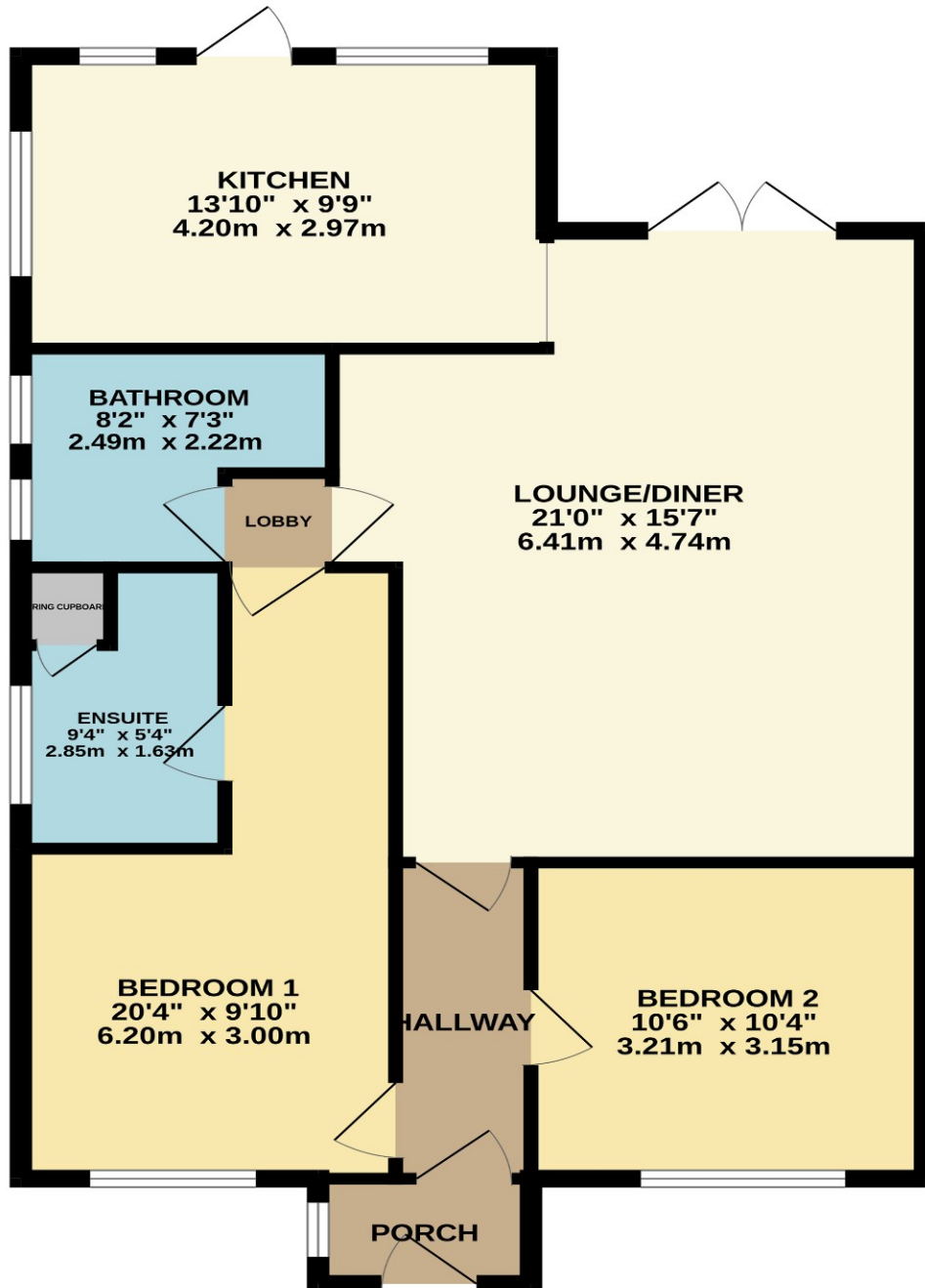
EXTERIOR

The **REAR GARDEN** measures approximately 80ft (24.38m) and commences with patio leading to laid lawn. Selection of mature flowers and shrub borders. **SHED** to remain. Gate to side providing access to the front.



The **FRONT** has own driveway providing off-street parking for two/three vehicles.

GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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