

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Hawkwell Chase, Hawkwell, SS5 4NE



**Guide Price: £400,000**

Situated in a popular location is this extended four bedroom semi detached house offering versatile accommodation to the ground floor, with the option to have a fourth ground floor bedroom with en suite shower room or potential annexe accommodation. Having three bedrooms to the first floor and wet room, secluded rear garden and driveway providing off street parking for several vehicles. Walking distance to local shops, schools and mainline railway station. Viewing advised. Council Tax Band: D.  
EPC Rating: E. Our Ref: 20291.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

#### ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage. Radiator. Wood effect flooring. Plastered ceiling.



#### KITCHEN 11' 3" x 8' (3.43m x 2.44m)

Double glazed window to front aspect. A range of base and eye level units incorporating roll top wood effect work surface with one and a half stainless steel sink drainer unit. Integrated electric oven with gas hob and extractor above. Space and plumbing for appliances. Tiled splash backs. Tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



#### LOUNGE 18' 1" x 14' 9" (5.51m x 4.5m)

Double glazed French doors providing access to rear garden. Full height storage cupboard. Feature fireplace with oak mantle and inset log burner. Radiators. Wood effect flooring. Plastered ceiling. Door to bedroom four/sitting room.



#### BEDROOM FOUR/SITTING ROOM (POTENTIAL ANNEXE) 20' 6" x 6' 6" (6.25m x 1.98m)

Double glazed window to front aspect. Radiator. Wood effect flooring. Plastered ceiling. Door to ground floor utility/shower room.





### GROUND FLOOR UTILITY/SHOWER ROOM

Obscure double glazed window to rear aspect. Double glazed door providing access to rear garden. A three piece suite comprising tiled shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap and close coupled wc. Base level units with space and plumbing for appliances. Part panelled walls. Wood effect flooring.



### FIRST FLOOR LANDING



### BEDROOM ONE 13' 4" x 9' 4" (4.06m x 2.84m)

Double glazed window to front aspect. Fitted wardrobes to one wall. Radiator.



### BEDROOM TWO 12' x 9' 4" (3.66m x 2.84m)

Double glazed window to rear aspect. Radiator. Wood effect flooring. Plastered ceiling.



### BEDROOM THREE 8' 7" x 8' (2.62m x 2.44m)

Double glazed window to side aspect. Radiator. Wood effect flooring. Plastered ceiling.





WET ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising tiled walls with electric shower, pedestal wash hand basin with chrome mixer tap and close coupled wc. Plastered ceiling with inset spotlighting. Heated towel radiator.



EXTERIOR.

The REAR GARDEN measures approximately 40ft (12.19m) commencing with patio area leading to garden. Laid to lawn. Further patio with pergola to rear of garden. Raised fish pond with oak pergola. Flower and shrub borders.



The FRONT has own block paved driveway providing off street parking for several vehicles.

