

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Englefield Close, Hawkwell, SS5 4LE



£580,000

Situated in a quiet cul de sac is this substantial five bedroom detached family home with floor area in excess of 1,500 square feet. Offering versatile accommodation to ground floor, four reception rooms, landscaped secluded rear garden and driveway providing off street parking for two/three vehicles. Walking distance to local amenities.

Viewing advised. Council Tax Band: E. EPC Rating: D.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Part panelled walls. Radiator. Coving to ceiling.



SITTING ROOM 13' 8" x 6' 11" (4.17m x 2.11m)

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



LOUNGE 16' 5" x 11' 9" (5m x 3.58m)

Double glazed window to front aspect. Feature fireplace with inset log burner. Radiator. Coving to textured ceiling. French doors providing access to dining room.



DINING ROOM 10' x 9' 7" (3.05m x 2.92m)

Radiator. Coving to textured ceiling. Open plan through to breakfast room.



BREAKFAST ROOM 18' 8" x 7' 6" (5.69m x 2.29m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Radiator. Coving to ceiling.



KITCHEN 12' 4" x 8' 9" (3.76m x 2.67m)

A range of base and eye level units incorporating roll edge work surface with inset sink drainer unit. Integrated twin eye level gas oven. Hob with extractor above. Tiled effect flooring. Door to utility room.



UTILITY ROOM 10' 8" x 6' 11" (3.25m x 2.11m)

Base level units. Space and plumbing for appliances. Door providing access to conservatory. Door to ground floor wc.

GROUND FLOOR WC

A two piece suite comprising corner wash hand basin and close coupled wc. Part tiled walls. Tiled flooring.

LEAN TO 9' 1" x 6' 11" (2.77m x 2.11m)

Double glazed door providing access to rear garden. Tiled floor.

GALLERIED SPLIT LEVEL LANDING



BEDROOM ONE 14' 3" x 10' 6" (4.34m x 3.2m)

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



BEDROOM TWO 12' 2" x 10' 6" (3.71m x 3.2m)

Double glazed window to rear aspect. Radiator. Coving to textured ceiling.



BEDROOM THREE 12' 1" x 6' 11" (3.68m x 2.11m)
Double glazed window to front aspect. Radiator. Wood effect flooring. Coving to ceiling.



BEDROOM FOUR 9' 11" x 8' 2" (3.02m x 2.49m)
Double glazed window to front aspect. Wall mounted boiler. Radiator. Coving to ceiling.



BEDROOM FIVE 9' x 6' 11" (2.74m x 2.11m)
Double glazed window to rear aspect. Fitted wardrobes to one wall. Radiator. Coving to ceiling.



SEPARATE WC
A two piece suite comprising corner wash hand basin and close coupled wc.

BATHROOM
Obscure double glazed window to rear aspect. A four piece suite comprising panelled bath with chrome mixer taps and shower attachment, tiled corner shower cubicle with thermostatic shower, pedestal wash hand basin and close coupled wc. Radiator. Tiled flooring. Tiled walls.

EXTERIOR.
A LANDSCAPED REAR GARDEN commencing with raised decked area with wooden posts and rope balustrade and ornamental feature pond. Low maintenance shingle to the remainder of the garden. A selection of mature shrubs to borders. **DETACHED PITCHED ROOF GARAGE** with double opening doors. Power and lighting.

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

