



Hawkwell Chase | | Hockley | SS5 4NE

Guide Price £400,000 - £425,000

**bear**  
*Estate Agents*

\*Guide Price £375,000 - £400,000\*

Bear Estate Agents are delighted to present this attractive two-bedroom semi-detached bungalow, offering well-proportioned living accommodation and a practical layout, ideally positioned in the sought-after area of Hockley close to local amenities and within easy reach of Hockley Station.

This well-presented home provides a bright and comfortable living space throughout, featuring a spacious lounge to the front and a modern fitted kitchen, also positioned at the front, with convenient side access leading to the rear garden. The property further benefits from two generously sized double bedrooms located to the rear, creating a quiet and private setting, making it an ideal opportunity for a range of buyers seeking single-level living.

Externally, the property boasts off-street parking, side access, a rear garden and a useful storage shed, providing both practicality and outdoor space. Situated within close proximity to local shops and transport links, this home combines comfort, convenience and a highly desirable location.

- Detached Two Bedroom Bungalow
- Off Street Parking
- Modernised Throughout
- Large Rear Garden
- Close To Local Amenities

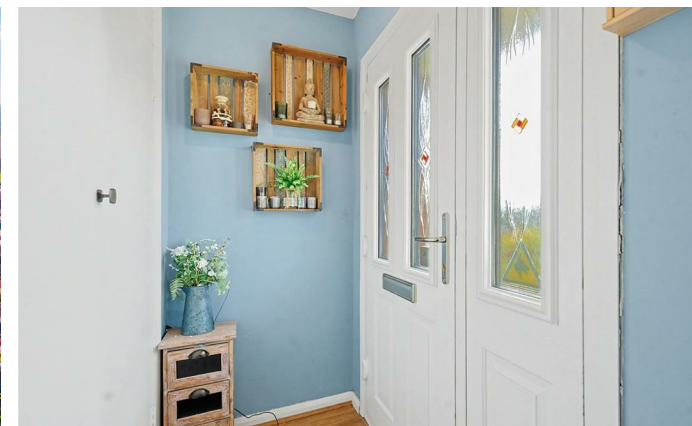
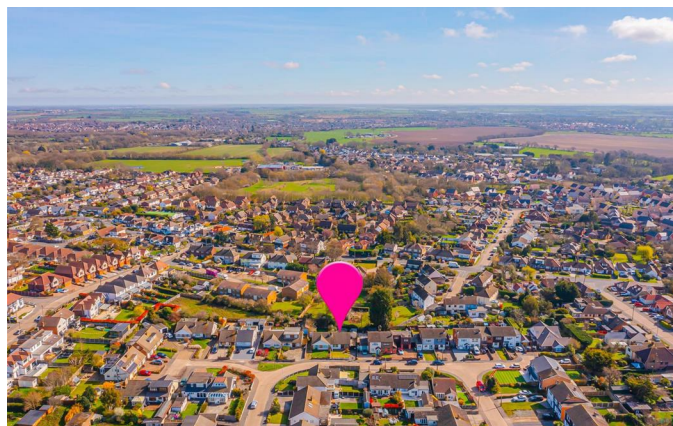
### Entrance Hall

Composite door with obscured window to centre and windows surrounded. Ceiling mounted light fitting, double fitted storage cupboard with wooden effect flooring.

### Lounge

17'9 x 11'8 (5.41m x 3.56m)

Ceiling mounted light fitting, double window with shutters to front, wall mounted radiator, feature mantelpiece and wooden effect flooring throughout.





### Kitchen Diner

12'3 x 11'11 (3.73m x 3.63m)

Ceiling mounted light fitting, UPVC door with obscured window to side, window to side and window to front with shutters and wooden effect flooring throughout. Range of wall and floor mounted units including but sink and dryer, integrated oven with separate induction hob and extractor fan overhead, integrated dishwasher and space for fridge/freezer.

### Bedroom One

11'9 x 11'9 (3.58m x 3.58m)

Ceiling mounted light fitting, double window to rear, wall mounted radiator and wooden effect flooring throughout.

### Bedroom Two

11'9 x 8'4 (3.58m x 2.54m )

Ceiling mounted light fitting, double window to rear, wall mounted radiator and wooden effect flooring throughout.

### Bathroom

Ceiling mounted light fitting, obscured window to side, Child walls, heated towel rail, wash hand basin and low-level WC.

### Rear Garden

Access to via door in kitchen as well as side gate. Patio board leads to decking area to rear, with plant boards to one side. Single shed and double shed accessed via sideways and rear garden.

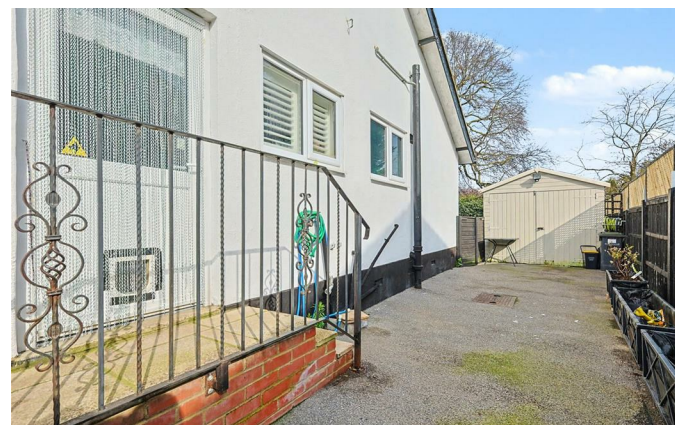
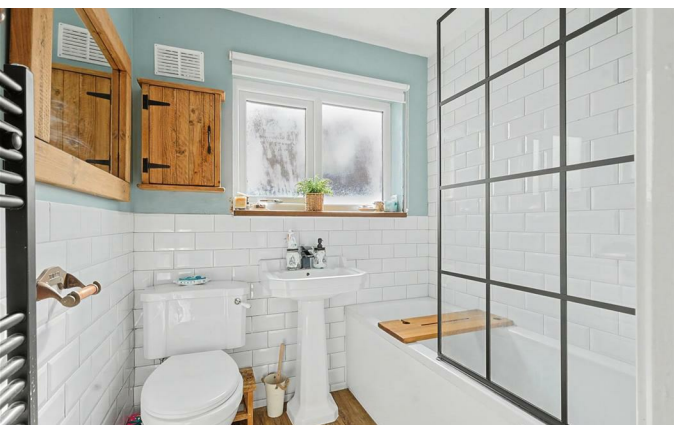
### Agents Notes

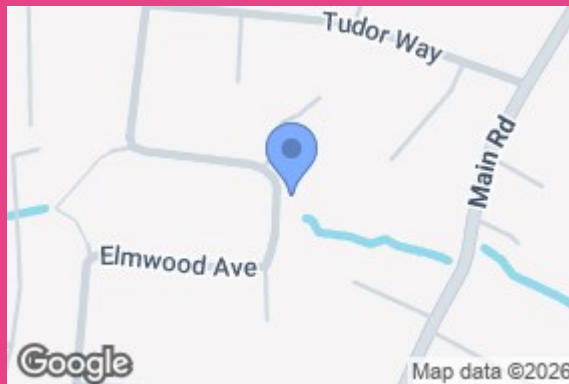
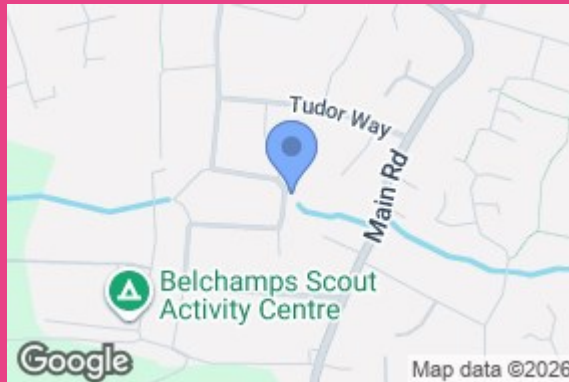
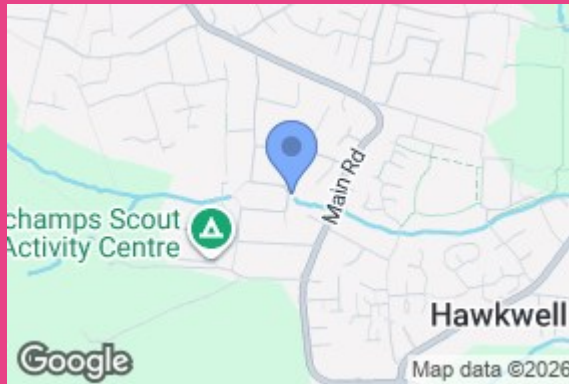
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

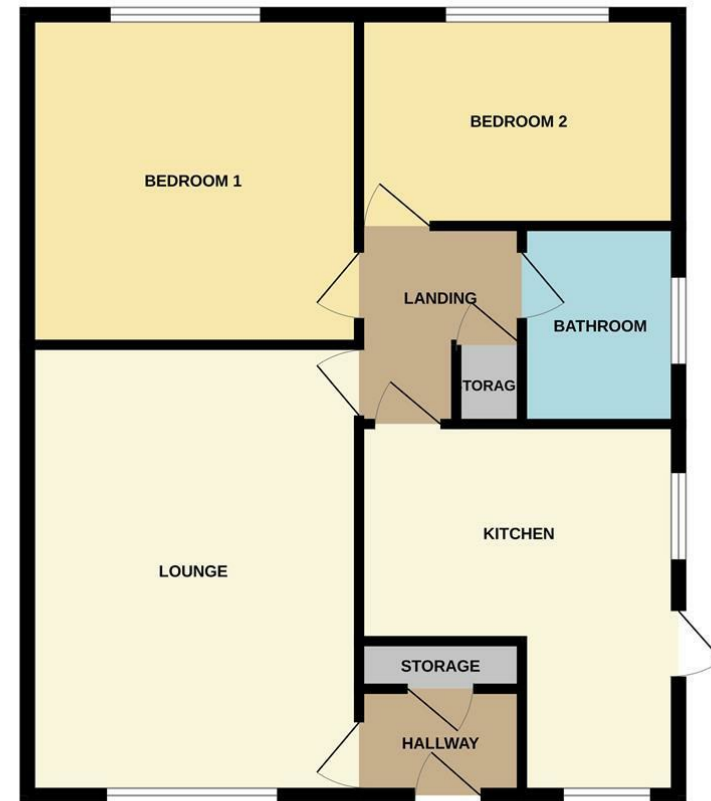
Council Tax Band - C







## GROUND FLOOR



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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