



220A Main Road, Hawkwell, Essex, SS5 4EG

Two Bedroom Maisonette / Price: £275,000 Leasehold / Tel: 01702 207720

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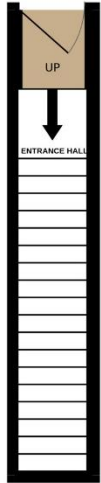


This is a great opportunity to live in a **very spacious** maisonette which delivers terrific space to include an entrance lobby with staircase to entrance hall, a stylishly fitted open-plan kitchen and dining room, a good size lounge, modern bathroom suite and a second bedroom. A further staircase leads to a walk-in storage cupboard, first bedroom and an en-suite shower room. Outside the property features an enclosed garden and parking area. The fittings and decoration is to a high standard.

Location wise, the property is centrally located with immediate access to the local shopping parade downstairs, short walk to the Village shops and eateries, Hockley train station with fast access to London, local woodland and Schools. We anticipate significant interest from first time buyers, young families and investment clients.

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## Property Information

- / Immaculate Two Bedroom Maisonette
- / Private Front Door to Entrance Lobby & Hallway
- / Spacious Lounge
- / Stylish Bathroom Suite
- / Open Plan Modern Kitchen & Dining Room
- / Second Floor Bedroom with En-Suite Shower Room
- / Three Large Walk-In Store Cupboards
- / Private Rear Garden
- / Parking Area
- / Fantastic Central Location
- / Council Tax Band: B
- / EPC Rating: Pending

Entrance door leading to:

### **Entrance Lobby /**

Tiled floor, staircase to first floor with handrail, coved and plastered ceiling, access to:

### **Entrance Hall /**

Fitted carpet, power points, radiator, coved and smooth plaster ceiling, power points, storage cupboard, white wood doors leading to rooms, staircase to second floor living space.

### **Lounge /**

**19'8 x 11'3**

Double glazed window to front aspect, fitted carpet, television point, power points, coved and smooth plaster ceiling.

### **Kitchen /**

**19'9 x 11'4**

Stylishly fitted in range of white high gloss kitchen units at both eye and base level with roll top working surfaces over, inset sink unit, four ring gas hob, integrated oven, appliance space for freestanding fridge/freezer and washing machine, tiled work areas, radiator, floor covering, power points, space for good size dining table, double glazed window to rear aspect.

### **Bedroom Two /**

**13'5 x 6'4**

Double glazed window to front aspect, fitted carpet, radiator, coved and smooth plaster ceiling, power points.

### **Bathroom /**

**6'3 x 5'4**

Fitted in modern white suite comprising of vanity unit with sink top and mixer tap, toilet, bath with central taps and integrated shower unit, wall mounted shower screen, smooth plaster ceiling, tiled floor and walls, double glazed window.





## Second Floor /

### Walk in Storage Cupboard /

18'0 x 5'6

Smooth plaster ceiling and walls, fluorescent light strip, fitted carpet, power points.

### Bedroom One /

20'0 x 10'6

Double glazed window to front aspect, power points, fitted carpet, two fitted walk-in cupboards, plastered ceiling, access to:

### En-Suite Shower Room /

White suite comprising of toilet, vanity unit with sink top and mixer tap plus shower cubicle with integrated shower and safety glazed doors, tiled floor, smooth plaster ceiling.

## Outside /

The property benefits from an enclosed garden with lawn. Parking area for residents.

## Lease Details /

We understand that the property has a lease with a term of 80 years unexpired.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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