

55 Hawkwell Park Drive, Hockley, SS5 4HA
Guide Price £550,000

bear
Estate Agents



Guide Price £550,000 - £575,000*

Bear Estate Agents is excited to welcome this beautifully presented three-bedroom semi-detached chalet bungalow, set in a peaceful cul-de-sac close to local shops and transport links. The property features a stunning open-plan kitchen/dining area, perfect for modern living, and a generous L-shaped landscaped rear garden with a wide variety of mature trees and shrubs. The garden also benefits from a versatile outbuilding with power, entrance hall, living room, and two timber summer houses. To the front, there is a double garage with a paved driveway. Internal viewing is strongly recommended to fully appreciate this exceptional home.

Entrance Hall

Entrance hall with a large tiled floor, a coat closet, and a hallway leading to all rooms with storage and meter cupboards. Finished with Amtico flooring, designer radiator, and decorative corning.

Office

10'7 x 8'11

Double glazed UPVC window to the front. Radiator. Range of fitted wood-effect units with twin desks and storage below. High skirting and coved ceiling finish.

Utility Room

9'4 x 7'4

Side-facing UPVC double glazed window. Fitted with a selection of base and tall shaker-style cabinets with rolled edge work surfaces. Inset composite one-and-a-half bowl sink with mixer tap and drainer. Space and plumbing provided for washing machine, with additional space for tumble dryer and freestanding fridge/freezer. Finished with tiled splashbacks, vinyl flooring, radiator, high skirting, and coved ceiling.

Bedroom Three / Sitting Room

12'10 x 10'7

Front aspect UPVC double glazed window. Radiator. Attractive feature fireplace with wooden surround, stone hearth and tiled inset. Finished with tall skirting and coved ceiling detail and potential to be a bedroom.

Bathroom

Two obscured UPVC side windows. Appointed with a three-piece suite including low flush WC, wash basin with mixer tap and vanity storage, plus enclosed shower cubicle with mixer unit, adjustable head and glass screen. Radiator. Fully tiled walls and flooring.

Dining Room

14'3 x 11'2

Staircase rising to the first floor. Open plan to kitchen and living area. Finished with wood-effect Amtico flooring, tall designer radiator, and high skirting. Smooth plaster ceiling with coved cornice. Archway to the rear leading through to the living room.

Living Room

13'11 x 10'9

UPVC double glazed French doors opening to the rear garden, flanked by full-height windows, with an additional rear-facing window. Two contemporary vertical radiators.

Wood-effect Amtico flooring, tall skirting boards and a smooth plaster ceiling complete the finish.

Kitchen

13'3 x 11'7

Generous in size, with rear access via UPVC door and side and rear aspect double glazed windows. The kitchen is appointed with a sleek range of high-gloss base and wall units, complemented by wood-effect rolled edge worktops and an inset stainless steel sink with mixer tap and drainer. Space provided for a freestanding range cooker with extractor above and space for a dishwasher. Additional features include a fitted breakfast bar, wood-effect Amtico flooring, tall skirting boards, and smooth plaster ceilings.

First Floor Landing

Doors provide access to all rooms. Two generous storage cupboards to the side, one featuring a fitted wooden shelf.

Bedroom One

12'11 x 9'11

Two UPVC double glazed windows to the front. Contemporary wall-mounted radiator. Two sets of fitted storage cupboards. Tall skirting boards and wall-mounted lighting complete the space.

Bedroom Two

17'11 x 9'1

Two rear-facing UPVC double glazed windows overlooking the garden. Contemporary wall-mounted radiator, wood-effect Amtico flooring, tall skirting, and smooth plastered ceiling. Agent's Note: Bedroom Two could be divided to create two separate bedrooms, reflecting its previous layout.

Shower Room

Obscure double glazed window to the side aspect, full width shower unit, WC, vanity sink unit, tiled walls surround and tiled flooring.

Exterior

The property features a generous and attractively landscaped L-shaped rear garden, beginning with a sandstone patio directly off the living room. A matching pathway leads to a further patio and a mix of shingle beds and timber decking areas. There is a sizeable fishpond and a variety of mature borders showcasing colourful trees and shrubs. Two timber-framed summer houses feature double glazed French doors and windows, with power and lighting. Additional benefits include a storage shed/workshop with power and lighting, side storage cupboards, and a versatile garden room/utility space.

Outbuilding

20'0 x 9'9

Rear-facing UPVC double glazed French doors opening onto the garden, flanked by double glazed windows. Three near full-height UPVC double glazed windows to the side. Finished with wood-effect laminate flooring, tall skirting, and a smooth plastered ceiling with recessed LED lighting. Front access via a wooden door with inset double glazed panel leads to the utility room.

Utility Area

8'3 x 7'4

Side-facing UPVC door with adjacent double glazed window. Wood-effect laminate flooring. Fitted base cabinets with rolled edge work surface and space for a freestanding fridge/freezer. Smooth plastered ceiling with recessed LED lighting.

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

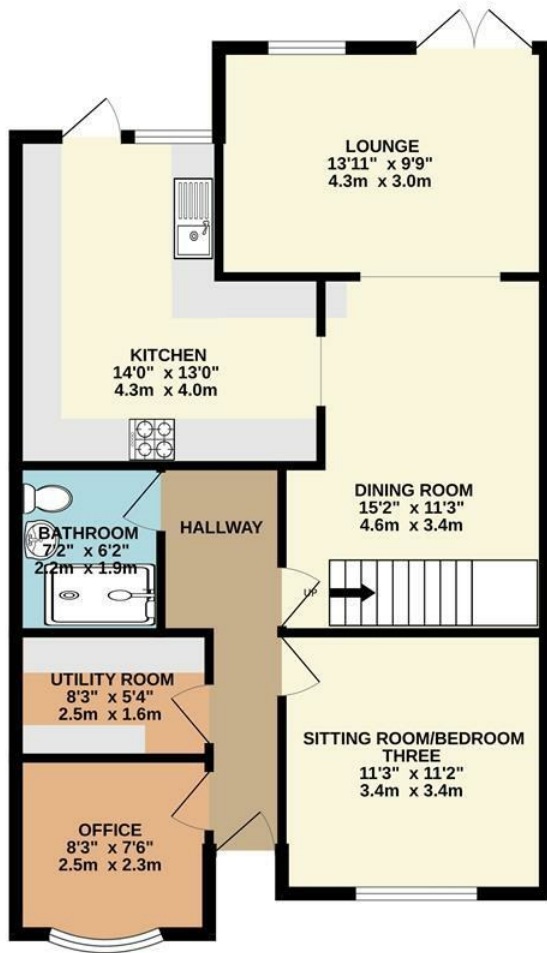
Council Tax Band - D



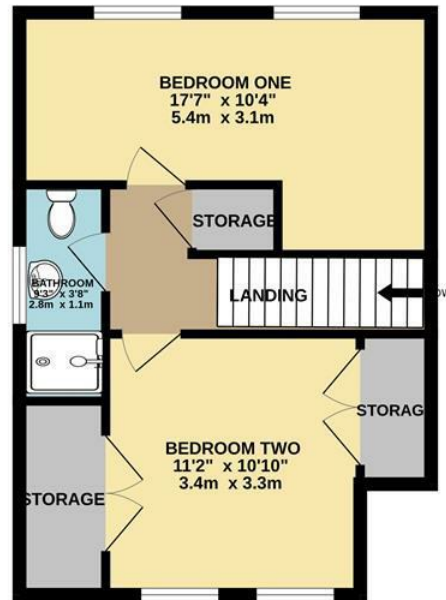




GROUND FLOOR



1ST FLOOR



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