

Hawkwell Chase, Hawkwell SS5 4NH



£ 500,000

Situated in a sought after location within Hawkwell is this stunning, three bedroom character family home extended to the ground floor and benefiting from having two reception rooms, large kitchen/dining room and a rear garden measuring approximately 100ft.

NO ONWARD CHAIN.

EPC Rating: D. Our Ref 16157

Directions: Proceeding from the centre of Hockley at the Spa roundabout take the Southend Road. Continue along this road for some distance where Hawkwell Chase can be found on the right hand side.



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via entrance door to

ENTRANCE PORCH 6' 9" x 5' 1" (2.06m x 1.55m)

Windows to front and side aspects. Tiled floor. Solid wood door to

ENTRANCE HALL

Windows to the front aspect. Stairs to first floor accommodation. Radiator. Original character doors to all rooms.

GROUND FLOOR CLOAKROOM

Obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin. Tiled floor. Beams to ceiling. Radiator.

LOUNGE 17' 4" x 16' (5.28m x 4.88m)

Bay window to the front aspect. Original window seat. Feature brick built fireplace with log burner. Beams to ceiling. Double opening doors leading to



SITTING ROOM 19' 7" x 9' 9" (5.97m x 2.97m)

Double glazed window to the rear aspect. Double glazed patio doors to the rear garden. Two radiators. Double opening doors leading to



KITCHEN/DINING ROOM

Dining Area

16' 9" x 11' 3" (5.11m x 3.43m)

Double glazed window to the side aspect. Feature brick built fireplace with space for electric fire. Two built-in display units to alcoves. Three built-in storage cupboards. Original panelling to walls. Beams to ceiling. Open to



Kitchen

16' 2" x 8' 6" (4.93m x 2.59m)

Double glazed windows to the side and rear aspects. Stable door providing access to the side. Range of base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Space for free-standing Range cooker. Space and plumbing for dish washer. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Tiled floor.



FIRST FLOOR ACCOMMODATION

LANDING

Window to the side aspect. Radiator. Original character doors to all rooms.

BEDROOM ONE 20' 7" x 10' 5" (6.27m x 3.18m)

Windows to the front and rear aspects. Three sets of fitted wardrobes. Access to loft. Two Radiators.



BEDROOM TWO 10' 7" x 10' 2" max (3.23m x 3.1m)

Bay window to the front aspect. Built-in storage cupboard. Radiator.



BEDROOM THREE 10' 5" x 10' 3" max (3.18m x 3.12m)

Window to the rear aspect. Built-in double wardrobe. Radiator.



FAMILY BATHROOM

Windows to the front and rear aspects. Low level WC. Inset wash hand basin with vanity storage below. Tiled panelled bath with shower over. Tiled floor. Tiled walls. Beams to vaulted ceiling. Chrome heated towel rail. Radiator.



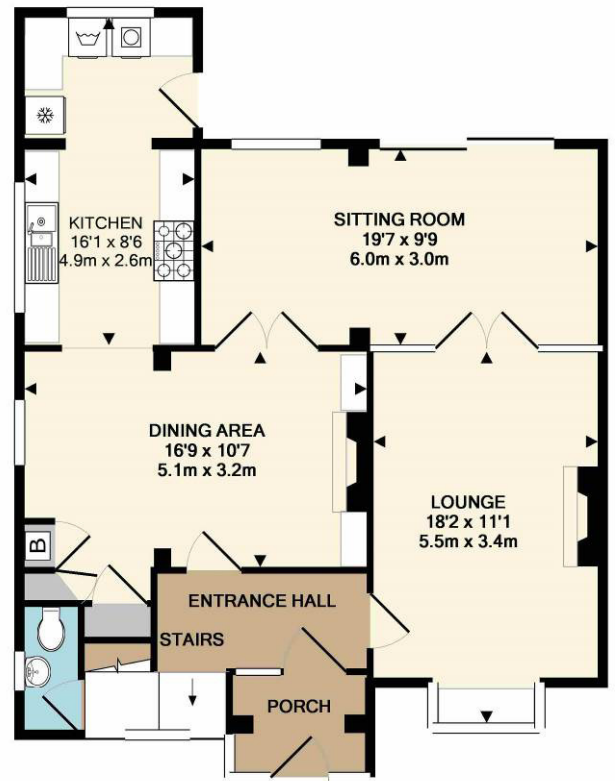
EXTERIOR

The **EASTERLY FACING, SECLUDED REAR GARDEN** measures approximately 100' (30.48m) and commences with block paved patio providing space for table and chairs. Laid lawn. Established trees, shrubs and flower beds. Small pond. **TWO SHEDS** to remain. **GREENHOUSE** to remain. Side access to the front.

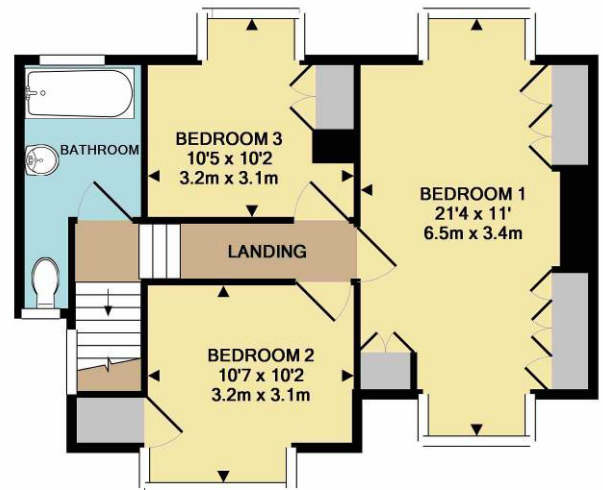




The **FRONT** has own block paved driveway providing off-street parking for two/three vehicles.



GROUND FLOOR
APPROX. FLOOR
AREA 831 SQ.FT.
(77.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1332 SQ.FT. (123.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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