

## Main Road, Hawkwell, SS5 4NP



Guide Price:  
£350,000 - £375,000

Situated in the heart of Hawkwell, within close walking distance to all local amenities, is this spacious well presented two bedroom semi detached bungalow with recently landscaped rear garden and own driveway providing off street parking for several vehicles. Occupying a larger than average plot with potential to extend on ground and first floors, subject to the usual planning consents. No onward chain. Viewing advised. EPC Rating: D. Our Ref: 15903.



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Entrance via hardwood entrance door to entrance hall.

### **ENTRANCE HALL**

Airing cupboard.



### **BEDROOM ONE 14' 1" x 12' 9" (4.29m x 3.89m)**

Double glazed bay windows to front and side aspects. Coving to plastered ceiling. Radiator.



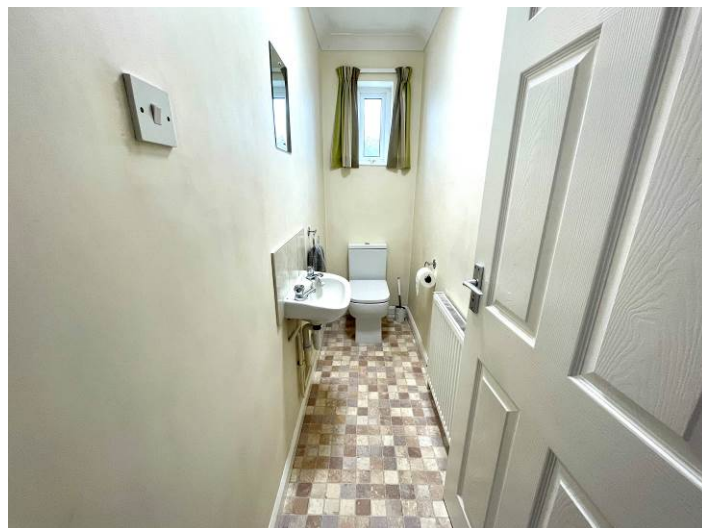
### **BEDROOM TWO 10' 2" x 9' 2" (3.1m x 2.79m)**

Double glazed window to side aspect. Coving to plastered ceiling. Radiator.



### **SEPARATE WC**

Obscure double glazed window to side aspect. A two piece suite comprising wall mounted wash hand basin with tiled splash back and low level wc. Plastered ceiling. Radiator.



### **BATHROOM 8' 6" x 6' 2" (2.59m x 1.88m)**

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with mixer taps, pedestal wash hand basin and low level wc. Part tiled walls. Tile effect flooring. Radiator.





### **LOUNGE/DINER 25' 2" x 14' 4" (7.67m x 4.37m)**

Double glazed windows to front and rear aspects. Feature brick built fireplace. Coving to plastered ceiling. Radiators.



### **UTILITY/LEAN TO 9' 1" x 7' 2" (2.77m x 2.18m)**

Door providing access to rear garden. Sliding door providing access to front. Tiled flooring. Power and lighting.



### **RECENTLY FITTED KITCHEN 12' x 9' 1" (3.66m x 2.77m)**

Double glazed window to rear aspect. A range of base and eye level units incorporating roll top wood effect work surface with stainless steel sink drainer unit. Integrated electric oven with electric hob with stainless steel extractor chimney above. Space and plumbing for appliances. Pantry cupboard with space to house appliances. Part tiled walls. Coving to plastered ceiling. Radiator. Door to utility/lean to.



### **EXTERIOR.**

The **REAR GARDEN** measuring approximately 50ft (15.24m) commencing with block paved patio area. Block paved pathway to rear. Lawn areas. Flower and shrub borders. Hardstanding to rear of garden. Shed to remain.





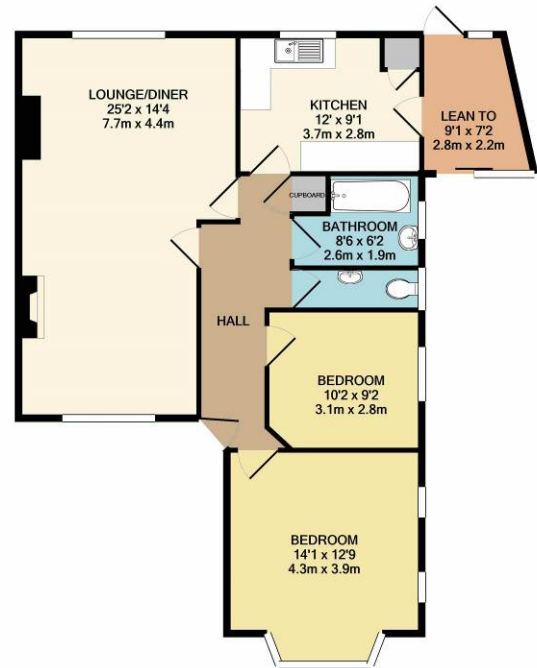


The **FRONT** has spacious paved driveway providing off street parking for several vehicles. Flower bed borders and small lawn area.



**Agents Note:**

*The property has the potential to extend to the ground and first floors, subject to the usual planning consents.*



TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.7 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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