



Hawkwell Road | | Hockley | SS5 4DA

Offers Over £550,000

**bear**  
*Estate Agents*

Bear Estate Agents are thrilled to announce for sale this well presented four bed detached family home, situated in an idyllic location, close to the high street and Hockley Train Station for a direct commute into London Liverpool Street. Internally this versatile home boasts four bedrooms, three bathrooms, a spacious lounge and a beautiful open plan kitchen/diner with high end appliances throughout. Externally Hawkwell Road boasts a large frontage with ample off street parking and a large south facing rear garden. Internal viewings are a must to appreciate the high standard of finishing throughout this home.

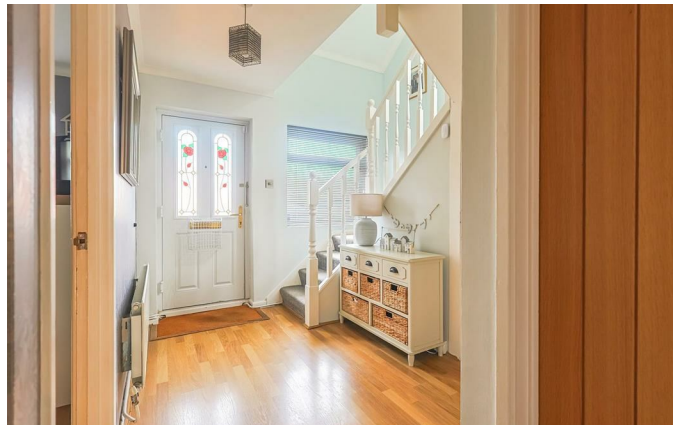
- Finished To A High Standard Throughout
- Large Un-Over Looked South Backing Rear Garden
- Ample Off Street Parking
- Close To Hockley Train Station
- Open Plan Kitchen Diner
- Four Bedrooms
- Detached Family Home
- Three Bathrooms
- A Must View
- Spacious Lounge

### Frontage

Property is approached by an independent block paved driveway with off street parking for up to two vehicles, access to rear garden from both sides and a shared access with one further off street parking space.

### Main Entrance

Entered by a UPVC front door, double glazed window facing the front aspect, smooth ceilings with coving to edge and a pendant ceiling light, wall mounted radiator, wood effect floors, power points, a storage cupboard and doors leading into:





### Downstairs Bathroom

Comprises of a three -piece suite comprises of a panelled bath with rainfall shower head and tiled surrounds, vanity sink unit with a wall mounted WC, vinyl floors, obscure double glazed window facing the side aspect, smooth ceilings, centre ceiling spotlight and a wall mounted radiator with heated towel above.

### Bedroom Four/ Second Reception Room

10'5" x 11'8" (3.197 x 3.58 )

Built in storage cupboards, a double glazed bay window facing the front aspect, wall mounted radiator, coving to ceiling edge with a pendant ceiling light, plenty of power points and space for storage.

### Lounge

15'11" x 10'9" (4.87 x 3.3)

Carpet throughout, a double glazed window facing the side aspect, smooth ceilings with a pendant ceiling light, an electric feature fireplace, wall mounted radiators, power points and its open plan into the kitchen, dining, family area.

### Dining/Family Room

Smooth ceilings with pendant ceiling spot lights, a double glazed window facing the side aspect, wood floors, wall -mounted radiators, plenty of power points, space for storage and bi-folding doors with in-set blinds.

### Kitchen

19'8" .141'0" x 22'11" .167'3" (6 .43 x 7 .51)

The kitchen comprises of a range of eye and base level units with roll -top work surfaces incorporating a composite sink with a mixer tap and draining board, tiled surrounds, Smeg range cooker with a five ring gas hob, extractor fan above, double oven, integrated washing machine, tumble dryer, dishwasher, space for an American fridge freezer, island with roll -top work surfaces, base level units incorporating a breakfast bar with power points.

### Landing

Carpeted throughout, smooth ceilings with a pendant ceiling light, obscure double glazed window and radiators.



## Master Bedroom

17'0" x 13'5" (5.2 x 4.1)

Bespoke fitted wardrobes, wall mounted radiator, eaves storage, double glazed window facing the rear aspect, smooth ceilings with a pendant ceiling light, plenty of power points and a door leading into the en-suite.

## En Suite

6'4" x 4'9" (1.94 x 1.47)

Wood effect floors throughout, smooth ceilings with a centre ceiling spotlight, comprises of an enclosed shower, vanity sink unit and a wall mounted wc.

## Bedroom Two

18'7" x 8'11" (5.67 x 2.73)

Carpet throughout, double glazed window facing the front and side aspect, eaves storage, smooth ceilings with a pendant ceiling light, plenty of power points and space for storage.

## Bedroom Three

9'7" x 8'10" (2.93 x 2.7)

Currently being used as an office, carpeted throughout, double glazed window facing the side aspect, eaves storage, smooth ceilings with pendant ceiling light, carpeted throughout, power points and loft access.

## Main Bathroom

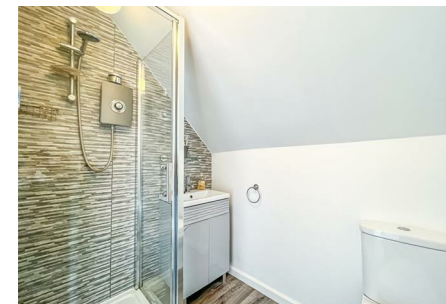
7'2" x 4'3" (2.2 x 1.3)

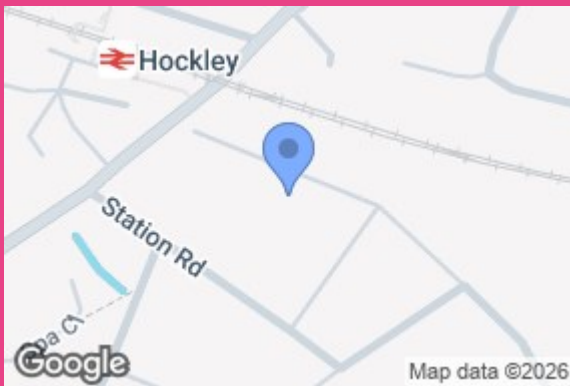
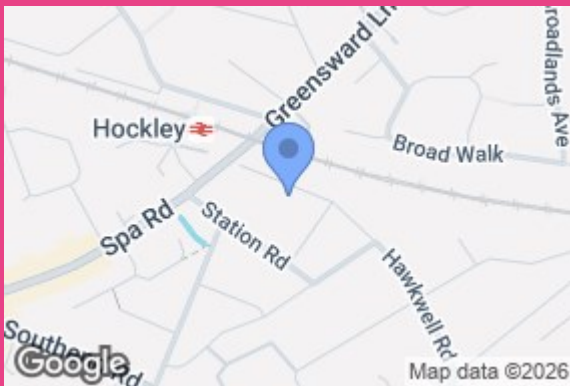
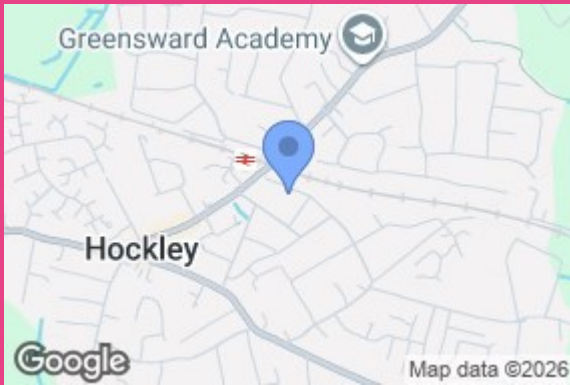
Wood effect floors, obscure double glazed window to the front aspect, comprises of a three piece suite, enclosed shower with tiled surrounds, wall mounted dual flush wc, smooth ceilings with inset spotlights, extractor fan and further space for storage.

## Rear Garden

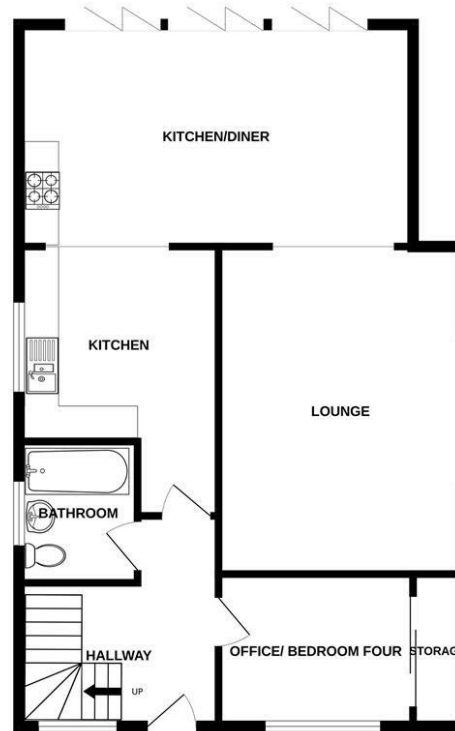
Rear garden commences a patio area, fence surrounds, access to the side, a large storage shed to the side aspect and rear aspect, south facing and has mature shrubs and trees.

**EPC : Ordered**





GROUND FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 sq.m.) approx.

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		60	83
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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