



Hawkendon Road, CO16

****Chain Free**** Nestled in a tranquil cul-de-sac within the sought-after Grange Farm development in Clacton-on-Sea, this detached bungalow offers a harmonious blend of comfort and convenience.

Guide price £275,000

Hawkendon Road

Clacton-On-Sea, CO16



- Chain Free
- Spacious lounge/diner
- Quiet cul-de-sac location
- Three double bedrooms
- Garage & ample off-road parking
- Well-appointed kitchen
- Private, west-facing garden

The Property

A welcoming porch leads you into the spacious lounge/diner, a beautifully proportioned room ideal for both relaxing and entertaining. Flowing seamlessly from here, the conservatory floods the space with natural light, providing a perfect spot to enjoy the garden all year round.

The well-equipped kitchen offers ample storage and workspace, making it a practical and inviting heart of the home.

The bungalow features three generous double bedrooms, each providing comfortable accommodation, while the family bathroom serves the home efficiently.

The Outside

The west-facing rear garden is a private retreat, offering a secluded and unoverlooked space to enjoy the morning sun. To the front, the off-road parking and garage with a remote-controlled roller door provide both convenience and security.

The Area

Enviably located on a quiet residential road, this bungalow is perfectly located for easy reach of both local amenities and the beautiful sea front. Clacton has plentiful amenities including a pleasure pier, arcades, a golf course, caravan parks and an airfield. Clacton has a well-established shopping area with many of the usual national chains represented. There are two theatres, the West Cliff Theatre and the Princes Theatre. The town is also well connected via both road and rail. There are regular bus routes and trains to Colchester, Chelmsford and London.

Further Information

Tenure - Freehold

Council Tax - Tendring Band C

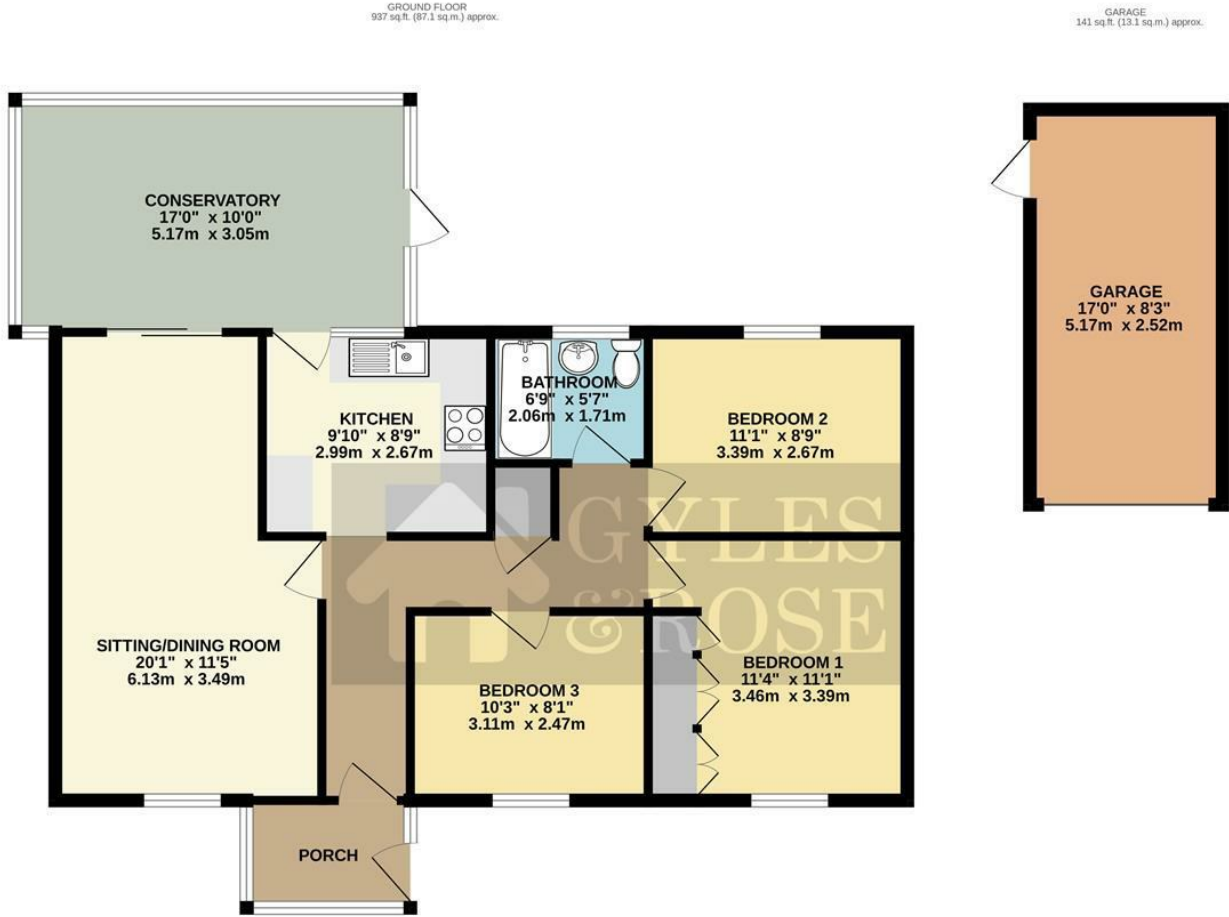
Mains Sewerage, Electricity, Gas and Water

Construction - Brick

Sellers Position - Chain Free



Floor Plan



TOTAL FLOOR AREA: 1078 sq.ft. (100.1 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(81-91) A</p> <p>(61-80) B</p> <p>(41-60) C</p> <p>(21-40) D</p> <p>(11-20) E</p> <p>(1-10) F</p> <p>Not energy efficient - higher running costs</p>	<p>86</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(61-80) B</p> <p>(41-60) C</p> <p>(21-40) D</p> <p>(11-20) E</p> <p>(1-10) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>C</p>
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