



## 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 £280,000

# 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

Enviablely 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

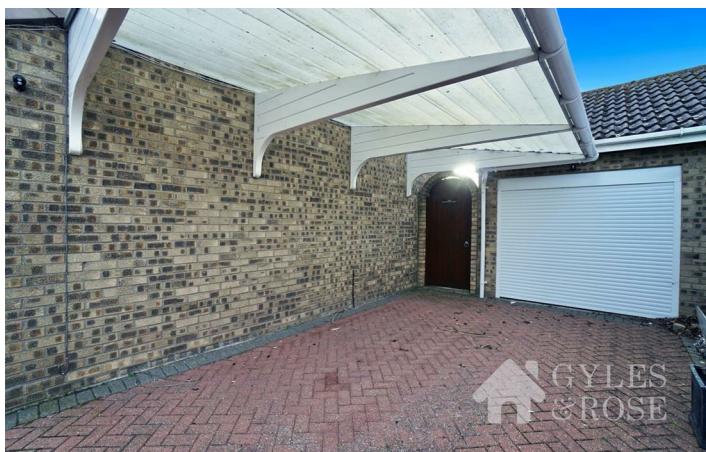
Tenure - Freehold

Council Tax - Tendring Band C

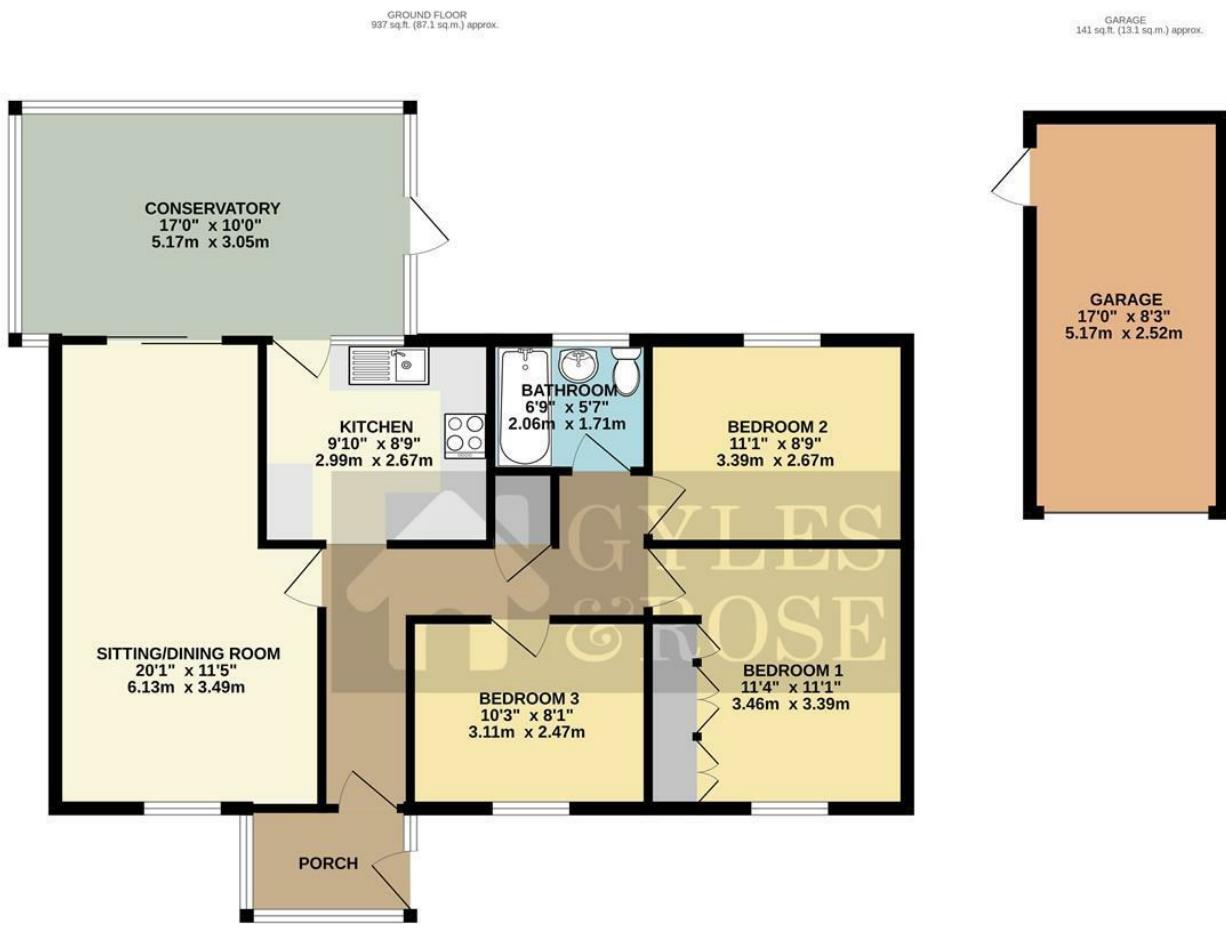
Mains Sewerage, Electricity, Gas and Water

Construction - Brick

Sellers Position - Chain Free



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		England & Wales	