

Thorpe Road, Hawkwell, SS5 4EP



Guide Price:
£350,000 - £375,000

Situated in a popular position within Hawkwell is this immaculate two bedroom character cottage with properties of this age and character being rarely available and an early viewing would be recommended. With an open plan kitchen/breakfast room to the rear, rear garden measuring approximately 65ft and own driveway providing off street parking. Viewing advised. Our Ref: 17927.



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Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Window to front aspect. Stairs to first floor accommodation.

LOUNGE 16' 1" x 12' 1" (4.9m x 3.68m)

Double glazed window to front aspect. Under stairs built in office/storage furniture. Feature fireplace. Coving to plastered ceiling. Radiator. Door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 16' 4" max x 16' 1" max (4.98m x 4.9m)

Double glazed window to rear aspect. Two double glazed doors providing access to rear garden. A range of modern gloss base and eye level units incorporating work surface with integrated double butler sink. Integrated electric oven with separate gas hob with stainless steel extractor chimney above. Integrated appliances. Tiled splash backs. Coving to plastered ceiling. Wood effect flooring. Radiator.



FIRST FLOOR LANDING

BEDROOM ONE 13' x 10' (3.96m x 3.05m)

Double glazed window to front aspect. Built in fitted wardrobe. Large built in cupboard. Plastered ceiling. Radiator.



BEDROOM TWO 13' x 9' 1" (3.96m x 2.77m)

Double glazed window to rear aspect. Fitted wardrobes. Plastered ceiling. Radiator.



FAMILY BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with chrome mixer taps, glass shower screen and thermostatic shower above, pedestal wash hand basin and low level wc. Deep cupboard currently used for tumble dryer and storage. Wood effect flooring. Part tiled walls. Plastered ceiling. Radiator.

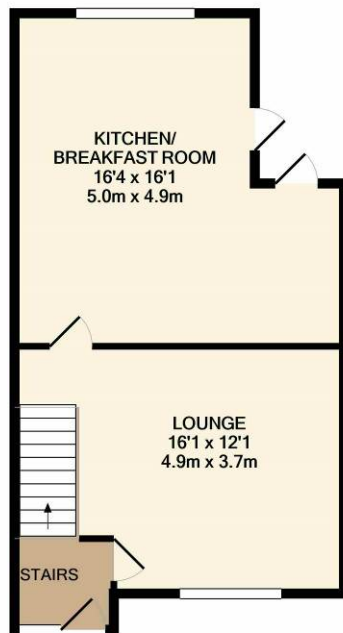


EXTERIOR.

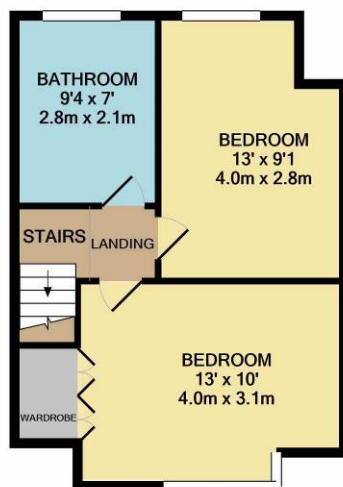
The **REAR GARDEN** measures approximately 60ft (18.29m) commencing with patio area. Laid to lawn. Fencing to boundaries. Gate providing access to front.



The **FRONT** has driveway providing off street parking for two vehicles.



GROUND FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(39.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 782 SQ.FT. (72.6 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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