



STUART THOMAS  
ESTATES



- FOUR BEDROOMS
- EN SUITE SHOWER ROOM
- GREAT LOCATION
- REAR GARDEN IN EXCESS OF 120'

## 51 Hawkwell Park Drive, Hockley, SS5 4HA

Guide Price £410,000

Location Location. In this superb yet convenient location is this semi detached chalet style property with a large rear garden in excess of 120' long. There are 2 bedrooms to the ground floor along with the family bathroom, good size Lounge and large fitted kitchen. Upstairs are two further bedrooms the master bedroom with an en suite shower room.





## Property Description

This semi detached 4 bedroom chalet is well situated in this popular turning. There is a large rear garden in excess of 120' long a good size well fitted kitchen en suite to the master bedroom and ground floor family bathroom.

### ENTRANCE HALL

Double glazed entrance door leads to the L shaped entrance hall. Radiator. Stairs to the first floor. Wood effect flooring.

### LOUNGE

21' 7" x 11' 7" narrowing to 11' 1" (6.58m x 3.53m) This attractive room has double glazed french doors leading to the rear garden. Wall mounted electric fire. Two wall light points.

### KITCHEN/BREAKFAST ROOM

16' 2" x 12' 8" (4.93m x 3.86m) This particularly good size kitchen is fitted with a range of units at eye and base level with ample work surfaces over. Central island unit. Single drainer stainless steel sink unit with a mixer tap over. 4 ring gas hob and a built under oven. Extractor cooker hood. Double glazed windows to the side and rear and a double glazed door leads to the rear garden. Space and plumbing for a washing machine.

### BEDROOM THREE GROUND FLOOR

9' 10" x 9' 3" (3m x 2.82m) Double glazed window to the front. Radiator.

### BEDROOM TWO GROUND FLOOR

11' 10" x 10' 2" (3.61m x 3.1m) Double glazed window to the front. Radiator, built in storage cupboard. Coving.





#### GROUND FLOOR BATHROOM

With a 3 piece suite comprising a low level wc pedestal wash hand basin and panelled bath with a mixer tap and shower attachment. Double radiator. Obscure double glazed window to the side.

#### BEDROOM ONE

12' 6 max" x 12' 2" (3.81m x 3.71m) Double glazed window to the rear . Radiator. Airing cupboard. Access to loft space. Door leads to the :-

#### EN SUITE

With a white 3 piece suite comprising a low level wc pedestal wash hand basin and shower cubicle. Obscure double glazed window to the rear. Extractor fan.

#### BEDROOM FOUR

12' 1" x 8' 4 narrowing to 5' 10"" (3.68m x 2.54m) Double glazed window to the front. Radiator.

#### OFF STREET PARKING

To the front of the property. Side access to the rear garden.

#### REAR GARDEN

This superb rear garden is in excess of 120' long with screen fencing, garden shed. Patio. Hard standing. Side access to the front.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		

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