

Hockley \ £1,850 pcm
 Hawkwell Park Drive, Hockley SS5 4HB



We are pleased to offer this brand new, south backing, four bedroom detached house found on a popular road in Hawkwell within a short stroll to local shops and transport links as well as Clements Hall Leisure Center. Available Immediately.

Call 01702 555888 to find out more...

Quote Ref:
 EAH5273

Nº of bedrooms **4**

Style of property **House**

Parking **Off Street Parking**

Garden **Garden**

- Residential
- Commercial
- Lettings
- Financial

Making property personal since 1972

Accommodation \

Spacious Lounge 22'5 X 11'4 With Bi Folding Doors \ Kitchen/Breakfast Room 24'8 X 9'6 \ Cloakroom \ Bedroom One 12'1 X 9'7 \ Bedroom Two 10'10 X 10'1 \ Bedroom Three 10'9 X 9'8 \ Bedroom Four 11'6 X 11'2 \ Family Bathroom \ South Backing Rear Garden \ Off Street Parking \ Keys Held \ No Pets Allowed \ Fees Apply \

Accommodation Comprises \

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Spacious Lounge 22'5 X 11'4 With Bi Folding Doors To Rear Garden \ Kitchen/Breakfast Room 24'8 X 9'6 \ Cloakroom \ Bedroom One 12'1 X 9'7 \ Bedroom Two 10'10 X 10'1 \ Bedroom Three 10'9 X 9'8 \ Bedroom Four 11'6 X 11'2 \ Family Bathroom \ South Backing Rear Garden \ Off Street Parking \ Keys Held \ No Pets Allowed \ Working Tenants Only \ Full References Required \ Available Immediately \ Fees Apply \

Property entered via composite entrance door with twin, double glazed and obscured inserts into;

Entrance Hall \

Stairs with fitted with luxury grey carpet and under stairs storage cupboard to first floor accommodation. Tiled flooring with under floor heating. Smooth plastered ceiling. Solid oak doors to accommodation.

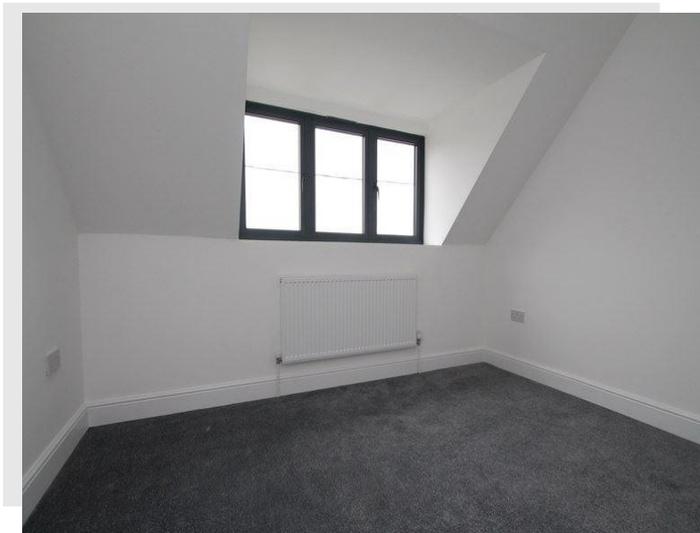
Lounge 22'5 X 11'4 \

Triple aspect room with double glazed windows to the front and side aspects as well as double glazed bi-fold doors to the rear aspect. Wood effect flooring with under floor heating. Coving to smooth plastered ceiling with Recessed spot lighting.



**Kitchen/Breakfast Room 24'8 X 9'6 **

Dual aspect room with double glazed window to the front aspect and double glazed French doors to the rear aspect. High specification kitchen units to eye and waist level. Granite working surfaces with complimentary Granite up-stands and splash back. Inset ceramic sink with drainer unit. Integrated waist level oven with built-in eye level microwave above. Integrated four ring gas hob with canopied extractor hood above. Integrated fridge/freezer, dish washer and washing machine. Tiled flooring with under floor heating. Smooth plastered ceiling with recessed LED spot lighting.



**Ground Floor Cloakroom 5'9 X 3'6 **

Obscure double glazed window to the front aspect. Low flush WC. Large vanity unit with floating wash hand basin and storage below. Tiled flooring with under floor heating. Fully tiled walls. Smooth plastered ceiling.



**First Floor Landing **

Fitted luxury grey carpet. Smooth plastered ceiling with loft access. Solid oak doors to accommodation.

**Bedroom One 12'1 X 9'7 **

Double glazed window to the rear aspect. Fitted wardrobes with sliding doors. Fitted luxury grey carpet. Smooth plastered ceiling. Radiator.

**Bedroom Two 10'10 X 10'1 **

Double glazed window to the front aspect. Fitted luxury grey carpet. Smooth plastered ceiling. Radiator.



**Bedroom Three 10'9 X 9'8 **

Double glazed window to the front aspect. Fitted luxury grey carpet. Smooth plastered ceiling. Radiator.

**Bedroom Four 11'6 X 11'2 **

Double glazed window to the rear aspect. Fitted luxury grey carpet. Smooth plastered ceiling. Radiator.

**Family Bathroom **

Fully tiled room with double glazed Velux window to the front aspect. Low flush WC. Wash hand basin. P shaped panel bath. Smooth plastered ceiling. Radiator.

**Rear Garden **

Measures approximately 45ft and commences with patio area with the remainder being mainly laid to lawn.

**Externally **

Off-street parking provided for two/three vehicles.

**No Pets Allowed \ Working Tenants Only \ Full References Required \ Available Immediately \ Fees Apply **

**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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