



RONA
SALES & LETTINGS

Hawkins Close

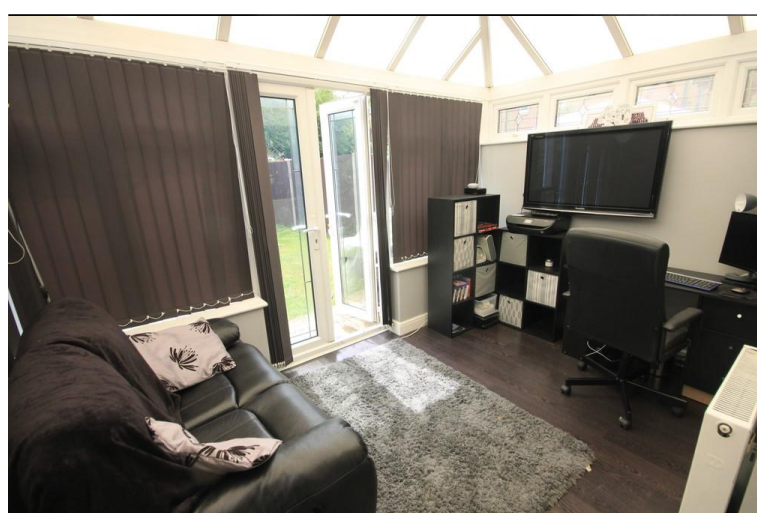
£325,000

Wickford, SS11 8FX

- Three bedroom Semi House
- Two Reception Rooms
- Double Glazed Conservatory
- En-Suite Shower Room

A modern three bedroom, two reception room semi detached house situated in a quiet cul-de-sac. The property is conveniently located for local schools, shops and amenities with main features including a double glazed conservatory, en-suite shower room to master bedroom, ground floor cloakroom and two off street parking spaces. Early viewing is strongly advised.





HALLWAY

Smooth ceiling, wood effect flooring, double radiator, stairs to first floor, doors to:

GROUND FLOOR CLOAK ROOM

Obscure double glazed window to front, low level w.c, wash hand basin with tiled splash back, vinyl flooring, radiator.

LOUNGE

14' 7" x 12' 7" (4.44m x 3.84m)

Smooth ceiling, double glazed window to front, wood effect flooring, two radiators, under stairs storage cupboard, double doors to:

DINING ROOM

10' 8" x 8' 1" (3.25m x 2.46m)

Smooth ceiling, radiator, double glazed double doors to conservatory, under stairs storage cupboard, wood effect flooring, doors to:

KITCHEN

10' 7" x 7' 4" (3.23m x 2.24m)

Smooth ceiling, range of matching eye and base level units with roll edge work surfaces over comprising stainless steel sink unit with mixer tap, integrated oven and four ring gas hob with extractor above, partly tiled walls, space for appliances, breakfast bar, partially open to conservatory.



CONSERVATORY

11' 4" x 8' 2" (3.45m x 2.49m)

Perspex roof, double glazed window to three aspects, laminated wood flooring, radiator, double glazed doors to garden.

LANDING

Smooth ceiling, access to loft, double glazed window to side, doors to:

BATHROOM

Smooth ceiling with inset spotlights, low level w.c, pedestal wash hand basin, radiator, corner bath with mixer tap, obscure double glazed window to rear.



BEDROOM ONE

12' 5" x 10' 3" (3.78m x 3.12m)

Double glazed window to rear, radiator, smooth ceiling, door to:

ENSUITE

Smooth ceiling with inset spotlights, extractor fan, vanity wash hand basin with mixer tap and tiled splash back, low level w.c, shower cubicle with wall mounted shower.

BEDROOM TWO

10' 1" x 7' 9" (3.07m x 2.36m)

Smooth ceiling, double glazed window to front, radiator, laminated flooring.



BEDROOM THREE

7' 8" x 6' 10" (2.34m x 2.08m)

Double glazed window to front, radiator, smooth ceiling, over stairs storage cupboard, hanging rail.

EXTERIOR

GARDEN

Patio to immediate rear, remainder is laid to lawn, gated side access, fencing to boundaries, timber shed.



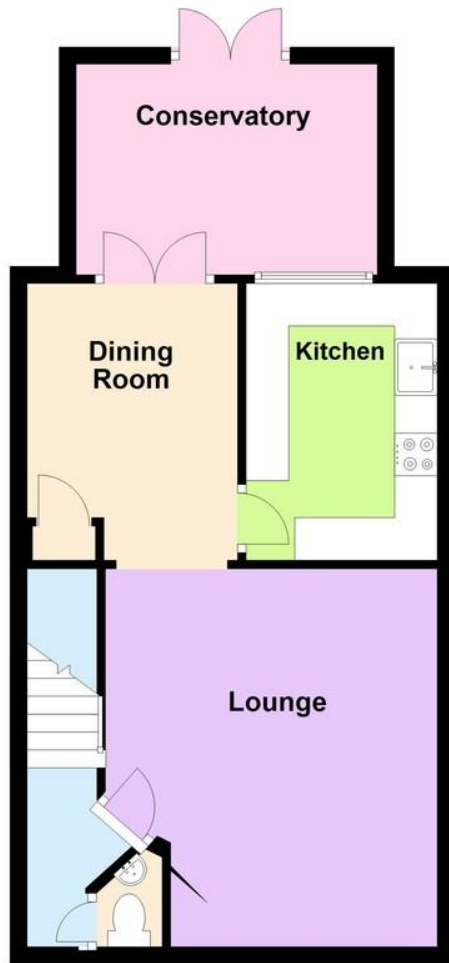
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

AGENT'S NOTE:

Pursuant to section 21 of the Estate Agents Act 1979 we would advise all interested parties that the vendor is an associate of an Estate Agent.

AWAITING EPC

Ground Floor



First Floor



Regulated by RICS

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