



**HAIR & SON**  
THE ESTATE OFFICE

## Christmas Tree Crescent

Hawkwell

- Fabulous position for Clements Hall Sports Centre
- Four double bedrooms
- Garage and off road parking
- Luxury Kitchen

## Guide Price £665,000

This stunning four bedroom family home is situated in a very desirable location and beautifully presented throughout. Within easy reach of schools and the village of Hockley, with its rail links to London and just a short walk to Clements Hall sports centre. Garage and off road parking also included.







## AGENTS NOTES

Very rare opportunity to acquire this four double bedroom family home presented to an exceptionally high standard and positioned in an enviable location just a stroll to the Clements Hall sports complex and Pool.

The property has a large ranch style lawned front garden and sits on a corner position with access to the garage with parking in front, to the rear and bottom of the garden.

Internally it just has it all with a luxury ground floor cloakroom, large inviting hall separate study, great size living room with direct access to the garden and a glorious bright and airy modern kitchen diner finished to the highest specification with a doorway leading off to the separate utility room.

The first floor has four double bedrooms with a modern en suite to the main room. Separate modern contemporary family bathroom with bath and shower. Gas central heating and double glazing, frankly ready to move onto.

The garden is designed for easy maintenance with a large private patio area coming off the lounge. The garage is accessed from the bottom of the garden which also provides plenty of parking immediately in front.

The location of this home second to none with open countryside very close by and easy access to schools and travel links.

## HALLWAY

19' 0" x 14' 3" (5.79m x 4.34m)

## LIVING ROOM

16' 4" x 15' 3" (4.98m x 4.65m)

## CLOAKROOM

## KITCHEN/DINER

20' 0" x 12' 0" (6.1m x 3.66m)

## UTILITY ROOM

6' 6" x 5' 0" (1.98m x 1.52m)

## STUDY

8' 0" x 7' 7" (2.44m x 2.31m)

## LANDING

22' 0" x 7' 0" (6.71m x 2.13m)

## BATHROOM

## BEDROOM ONE ENSUITE

16' 9" x 12' 2" (5.11m x 3.71m)

## BEDROOM TWO

11' 2" x 10' 0" (3.4m x 3.05m)

## BEDROOM THREE

13' 3" x 8' 5" (4.04m x 2.57m)

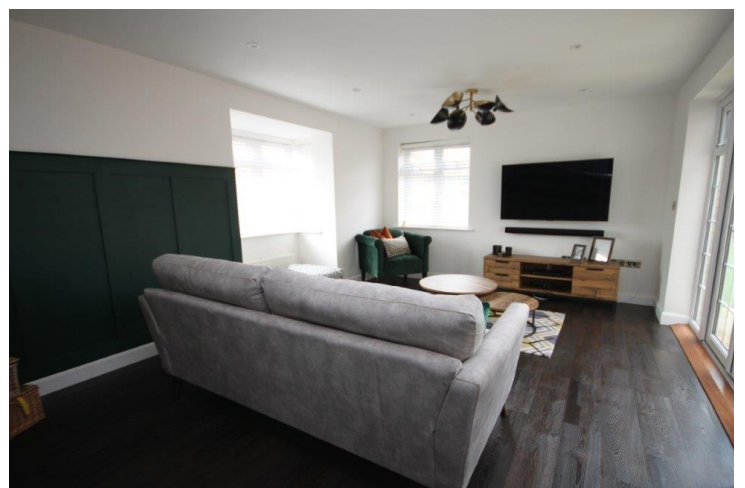
## BEDROOM FOUR

10' 10" x 7' 8" (3.3m x 2.34m)

## GARDEN

## GARAGE

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.







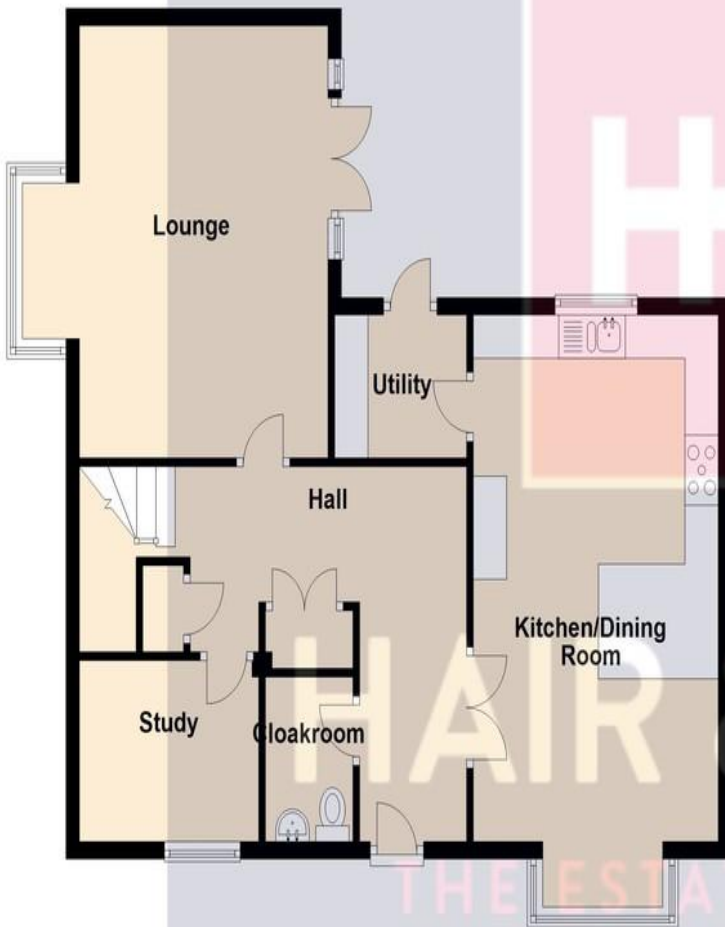






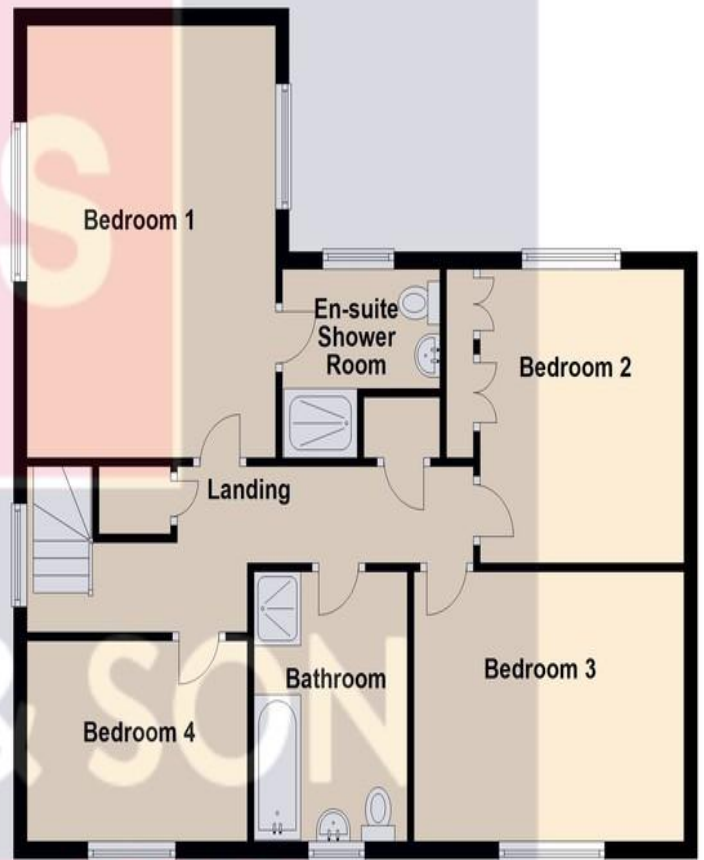
### Ground Floor

Approx. 72.3 sq. metres (778.0 sq. feet)



### First Floor

Approx. 75.7 sq. metres (815.1 sq. feet)



Total area: approx. 148.0 sq. metres (1593.1 sq. feet)

Regulated by RICS

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