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## Hawkwood Crescent, E4 7PH



**Offers In Excess Of £650,000 Freehold**

\*\*\* CHAIN FREE \*\*\*

Kings Group of Chingford present this four-bedroom semi-detached family home on Hawkwood Crescent, offered to the market chain free. The property extends to approximately 1,600 sq ft and is positioned close to Epping Forest, providing easy access to woodland walks and open green spaces.

The ground floor offers a practical and well-proportioned layout, with living and dining areas that provide flexible space for everyday family life. The kitchen includes a range of base and wall-mounted units with worktop space and room for appliances.

The first floor comprises three bedrooms, providing adaptable accommodation for family, guests, or home working, alongside a family bathroom serving the additional bedrooms.

The second floor features a spacious principal bedroom with an en-suite shower room, offering a private retreat away from the main living areas.

Externally, the property features a large frontage with off-street parking for two vehicles, a garage and brick-built shed both with power and lighting, while the rear garden offers space for outdoor activities.

Located within walking distance of Yardley Primary School and close to local amenities, the property also benefits from convenient transport links to surrounding areas, making it suitable for commuting and family living.

Call Kings Group today to arrange your viewing on 0208 524 7444.

Coverage  
Mobile (based on calls indoors)  
O2 - Average  
EE - Average  
Three - Average  
Vodafone - Average

Broadband (estimated speeds)  
Standard 11 mbps  
Superfast 55 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**HALLWAY 19'5 x 7'0**

**LIVING ROOM 25'11 x 11'6**

**KITCHEN 11'3 x 10'3**

**DINING ROOM 9'11 x 18'9**

**LANDING**

**BEDROOM ONE 13'4 x 11'6**

**BEDROOM TWO 9'5 x 8'3**

**BEDROOM THREE 10'10 x 11'6**

**BATHROOM 5'6 x 4'6**

**WC 5'6 x 3'6**

**BEDROOM FOUR 24'8 x 12'5**

**ENSUITE 12'1 x 6'8**

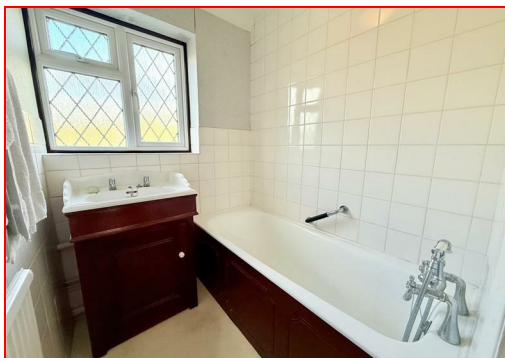
**DISCLAIMER**

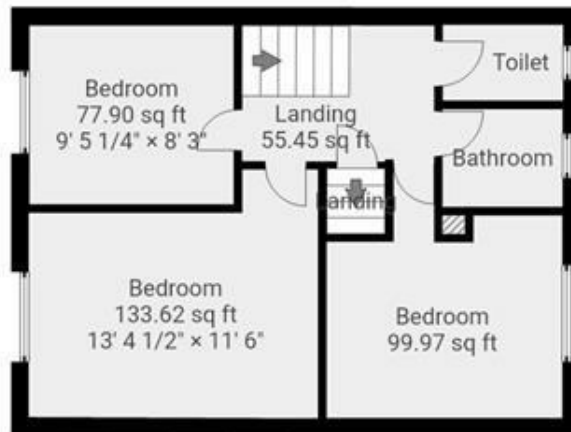
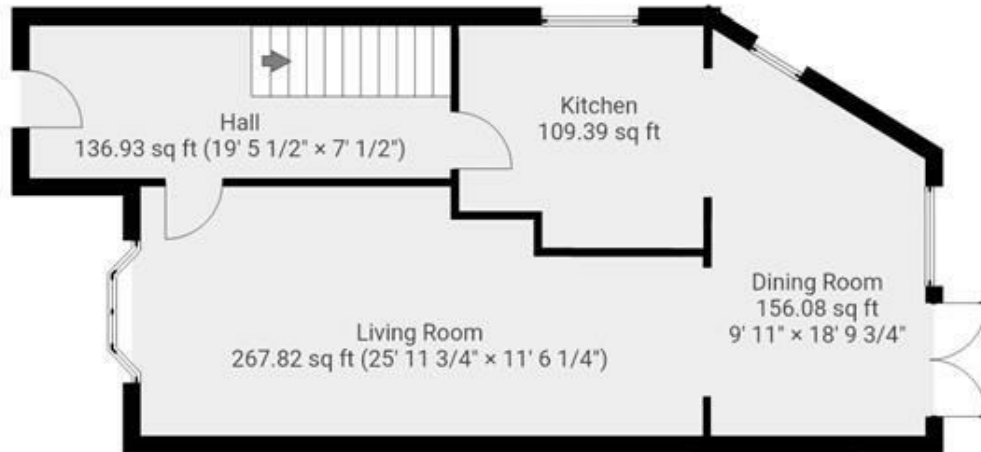
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

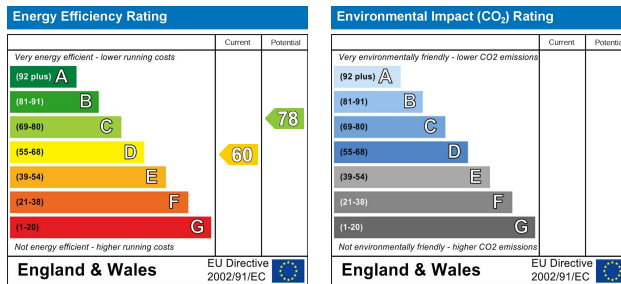
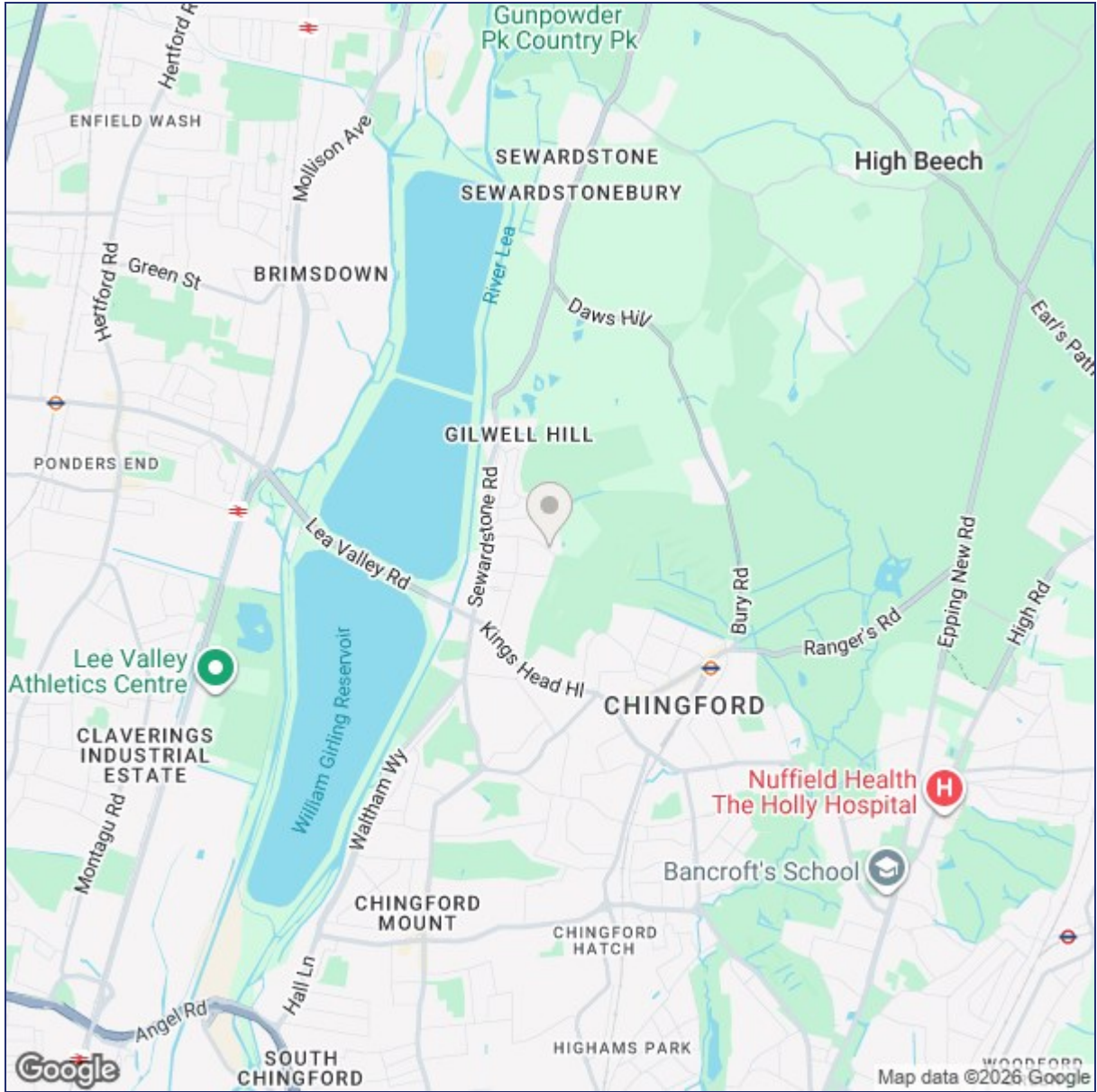
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this





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("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

