

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Laburnum Grove, Hockley, SS5 4SG



Guide Price:
£450,000 - £475,000

Situated in a popular location off Folly Lane, is this stunning, four double bedroom semi-detached family home, improved by the current owners with modern accommodation throughout and benefiting from having en suite to master bedroom, beautifully presented kitchen/breakfast room, conservatory, approximately 45ft rear garden, own driveway providing off-street parking for several vehicles and garage. With walking distance to the excellent Hockley Primary school as well as senior schools, Hockley Woods, local shops and mainline railway station.

Council Tax Band: D. EPC Rating:C.
Ref 17786

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Entrance via double glazed entrance door to

ENTRANCE HALL

Storage cupboard. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with concealed cistern. Inset wash hand basin with tiled splash back and vanity storage below. Tiled floor. Plastered ceiling. Radiator.



LOUNGE/DINER 15' 8" x 12' (4.78m x 3.66m)

Double glazed window to the front aspect. Feature brick built fireplace with Oak mantle, tiled hearth and Log Burner. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator. French doors through to



KITCHEN/BREAKFAST ROOM 25' 3" x 8' 9" (7.7m x 2.67m)

Two double glazed windows to Conservatory. Double glazed door providing access to Conservatory. Comprehensive range of modern 'Shaker' style base and eye level. Wood effect work surfaces. Inset one and half stainless steel sink drainer unit. Space for Range cooker with brick tile feature splash back and stainless steel extractor chimney above. Breakfast bar. Integrated dish washer. Space for washing machine. Space for fridge/freezer. Wood effect tiled flooring. Plastered ceiling. Inset spot lights. Radiator.



CONSERVATORY 23' 3" x 8' 2" (7.09m x 2.49m)

Double glazed windows. Double glazed sliding doors providing access to rear garden. Tiled floor. Plastered ceiling. Inset spot lights.



FIRST FLOOR ACCOMMODATION LANDING

Plastered ceiling. Access to loft.



BEDROOM ONE 15' 11" x 9' 1" (4.85m x 2.77m)

Two double glazed windows to the rear aspect. Fitted mirror sliding door wardrobes to one wall. Plastered ceiling. Inset spot lights. Radiator.



EN SUITE

WC with low level cistern. Wall mounted wash hand basin and vanity storage. Tiled shower cubicle. Wood effect flooring. Brick tile walls. Plastered ceiling.



BEDROOM TWO 12' 1" x 11' 6" (3.68m x 3.51m)

Double glazed window to the front aspect. Plastered ceiling. Radiator.



BEDROOM THREE 12' 1" x 9' 4" (3.68m x 2.84m)

Double glazed window to the front aspect. Double glazed window to the rear aspect. Plastered ceiling. Radiator.



BEDROOM FOUR 12' 4" x 7' 1" (3.76m x 2.16m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



RECENTLY FITTED BATHROOM 7' 11" x 5' 10" (2.41m x 1.78m)

Obscure double glazed window to the front aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Tiled panelled bath with shower over and glass shower screen. Wood effect flooring. Tiled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



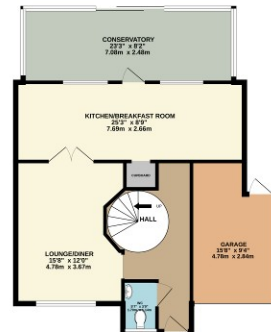
EXTERIOR

Steps down to the **REAR GARDEN** which is laid lawn. Patio to rear.

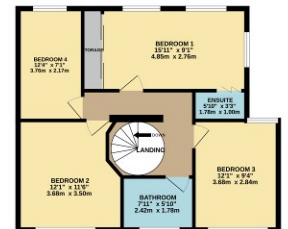


The **FRONT** has lawn area and own driveway providing off-street parking which in turn leads to **GARAGE 15' 8" x 9' 4" (4.78m x 2.84m)** with Up & Over door, with personal door to rear garden.

GROUND FLOOR
870 sq. ft. (80.8 sq.m.) approx.



1ST FLOOR
653 sq. ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1523 sq. ft. (141.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the above information, measurements are taken to the best of our knowledge and are not intended to be used as a basis for any legal proceedings. The purchaser is advised to obtain verification from their solicitor. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.
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Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items show in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.