



**Laureate Way, Gadebridge Park, HP1 3RL**  
**Asking price £500,000**

**Sears & Co**  
estate & letting agents



AN IMPRESSIVE, link detached property situated in this DESIRABLE position on Laureate Way, Gadebridge, HP1 3RL. Accommodation includes an entrance hallway, downstairs w/c, BAY FRONTED living room, open plan kitchen/dining room, conservatory, three bedrooms and a family bathroom. Externally the property further boasts DRIVEWAY PARKING, a garage and a private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band E.

### Double Glazed Front Door

### Entrance Hallway

Built in foot mat. Radiator. Coving to ceiling. Stairs rising to first floor accommodation. Access to the downstairs w/c and living room.

### Downstairs w/c

Opaque double glazed window to front aspect. Fitted with a low level w/c and wall mounted wash hand basin. Radiator. Vinyl flooring.

### Living Room

Double glazed bay window to front aspect. Radiator. Coving to ceiling. Access to the kitchen.

### Kitchen/Dining Room

Window to rear aspect. Door to rear aspect leading to the conservatory. Courtesy door to the garage. Under stairs storage cupboard. Fitted with a range of eye and base level units with roll top work surfaces over. Built in double oven with gas hob and extractor over. Integrated fridge and freezer. Space for a dishwasher. Stainless steel sink and drainer unit with mixer tap. Tiled flooring. Tiling to splash back areas. Radiator.

### Conservatory

Double glazed door to side aspect leading to the garden. Tiled flooring.

### First Floor Landing

Access to all rooms. Access to the loft. Airing cupboard.

### Bedroom One

Double glazed window to front aspect. Built in wardrobe with double doors. Radiator.

### Bedroom Two

Double glazed window to rear aspect. Wood effect flooring. Radiator.

### Bedroom Three

Double glazed window to front aspect. Radiator.

### Family Bathroom

Opaque double glazed window to rear aspect. Fitted with a panel enclosed bath with shower over, pedestal wash hand basin and low level w/c. Partially tiled walls. Radiator. Vinyl flooring. Shaver point.

### To The Front

An area of front garden with a pathway to the front door. Driveway parking area leading to the garage.

### Garage

Accessed via an up and over door to the front and courtesy doors from the garden & kitchen/dining room. Also benefits from power & lighting. Currently housing space for a washing machine.

### To The Rear

A private rear garden laid mainly with areas of lawn & patio, enclosed primarily by timber panel fencing. Garden shed. External tap.

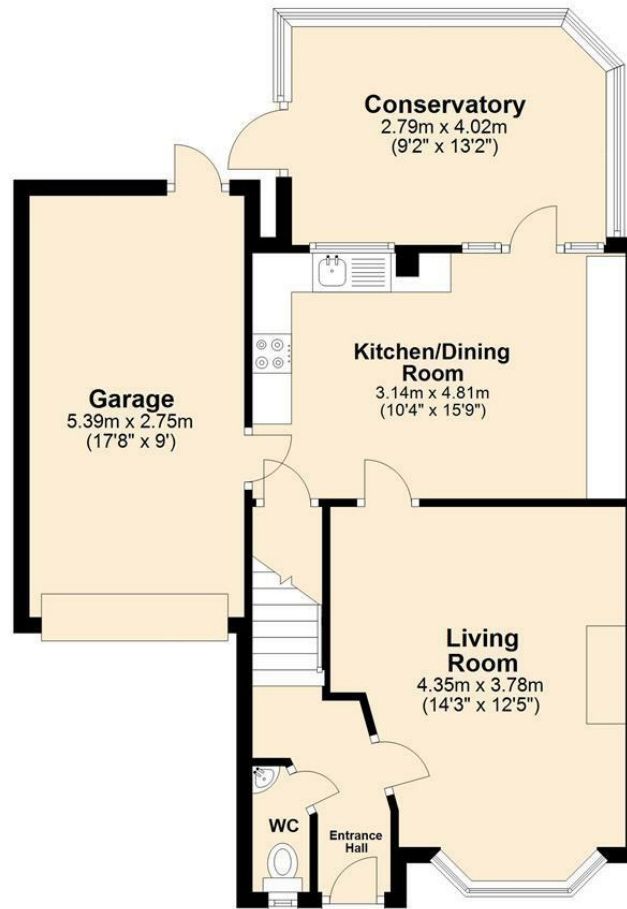


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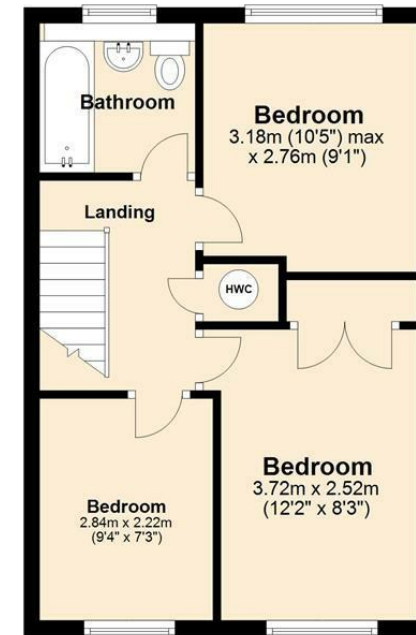
## Ground Floor

Approx. 64.4 sq. metres (692.8 sq. feet)



## First Floor

Approx. 37.0 sq. metres (397.7 sq. feet)



Total area: approx. 101.3 sq. metres (1090.5 sq. feet)

This Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright SKMSTUDIO  
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