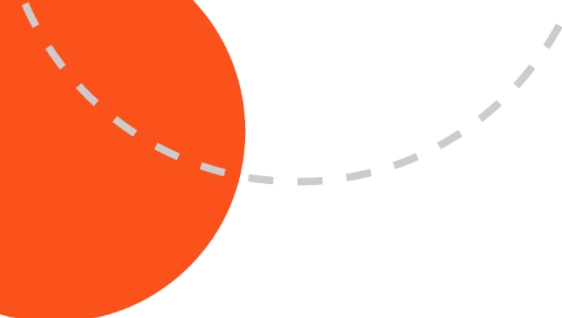




14 Laburnum Grove, Hockley, Essex, SS5 4SG
Four Bedroom Detached House / Price: Offers Over £475,000 / Tel: 01702 207720





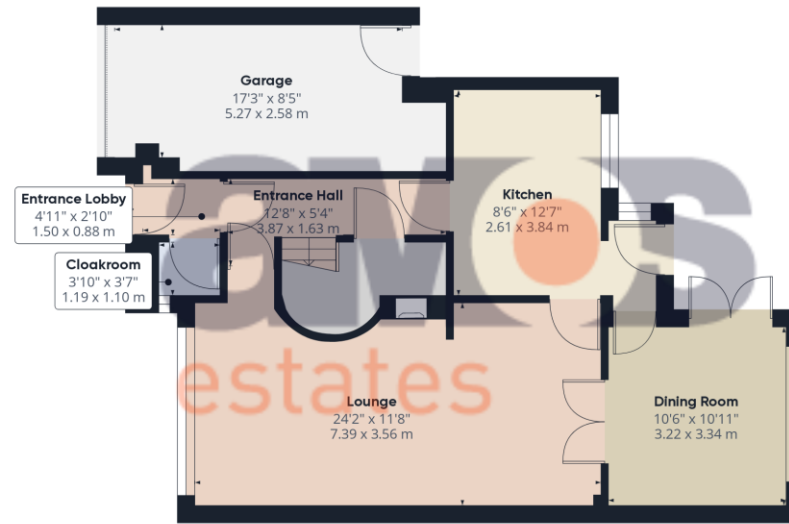
Really well decorated **four-bedroom** family home which has been thoughtfully extended to provide spacious living accommodation to include; lounge with feature 'circular' wall, dining room overlooking the garden, a high specification kitchen and ground floor cloakroom. Upstairs you will find four good size bedrooms, en suite shower room and a modern family bathroom.

Location wise the property is close to the beautiful Hockley woods, local eateries, Village shopping parades and of course the mainline train station with fast access to London. Parents will be thrilled by the easy access to great local Schools and leisure facilities. Look at our **360' virtual tour** and then book an immediate appointment to view.

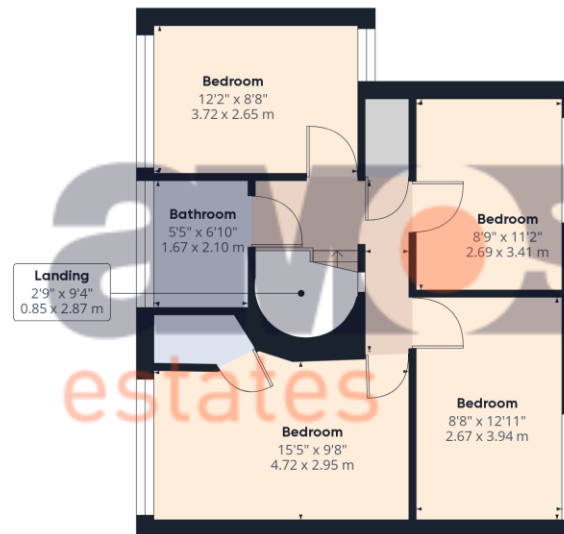
Find us on



**A space to
call home.**



Floor 0



Floor 1



Highlights

- / Large Family House
- / Four Bedrooms
- / En-Suite to Master Bedroom
- / Good Size Lounge
- / Separate Dining Room
- / Stylish Kitchen with Integrated Appliances
- / Ground Floor Cloakroom
- / Family Bathroom
- / Landscaped Rear Garden
- / Block Paved Driveway
- / Garage
- / Close to Hockley Woods
- / EPC Rating: D



Composite entrance door leading into:

Entrance Hall /

Radiator, floor covering, stairs to first floor living space, coved and smooth plaster ceiling, doors off:

Ground Floor Cloakroom /

White suite comprising of vanity unit with wash basin and toilet, tiled walls, smooth plaster ceiling with inset spotlights, double glazed window to side, towel radiator, luxury floor covering.

Kitchen /

12'5 x 8'5

Fitted at both eye and base level in full range of high gloss white kitchen units, appliance space and plumbing for washing machine, four ring gas hob, inset sink unit, integrated oven, wall mounted extractor fan, appliance space for American style fridge freezer, tiled work areas, power points, luxury floor covering, double glazed window, smooth plaster ceiling with inset spotlights, feature kitchen LED lighting in plinths.

Dining Room /

10'8 X 10'5

Double glazed window to rear aspect and double glazed French doors to side aspect, radiator, coved and smooth plaster ceiling, power points.

Lounge /

24'4 X 11'5

Double glazed window to front aspect, radiator, feature fireplace, dado rail, luxury floor covering, radiator, television point, smooth plaster ceiling.



First Floor /

Landing /

Stairs from ground floor, loft access, smooth plaster ceiling with inset spotlights, storage cupboard, doors off:

Bedroom One /

15'4 X 9'1

Double glazed window to front aspect, fitted carpet, radiator, smooth plaster ceiling, power points, access to:

En-Suite Shower Room /

White suite comprising of shower cubicle with electric shower and wash hand basin, tiled walls, textured ceiling.

Bedroom Two /

12'1 X 8'7

Double glazed window to front aspect, fitted carpet, coved and textured ceiling, power points, radiator.

Bedroom Three /

12'9 X 8'8

Double glazed window to rear aspect, radiator, fitted carpet, power points, coved and textured ceiling.

Bedroom Four /

8'8 X 7'7

Double glazed window to rear aspect, radiator, fitted carpet, coved and textured ceiling, power points.

Family Bathroom /

6'8 X 5'8

Modern white integrated suite comprising of toilet, towel rack, wash hand basin and bath with central taps and shower unit over, tiled walls, smooth plaster ceiling with inset spotlights, luxury floor covering.





Outside /

Rear Garden /

Landscaped rear garden with sun patio to the immediate rear, step down onto lawn, fenced boundaries, feature glass panel rail, raised planting areas with railway sleeper edge, further patio area at far end of garden, outside water tap, security lamp.

Front Garden /

Block paved parking for vehicles, outside light, access to garage.

Garage /

Up'n'over door, power and light fitted.



PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.







at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

amosstates.com

