

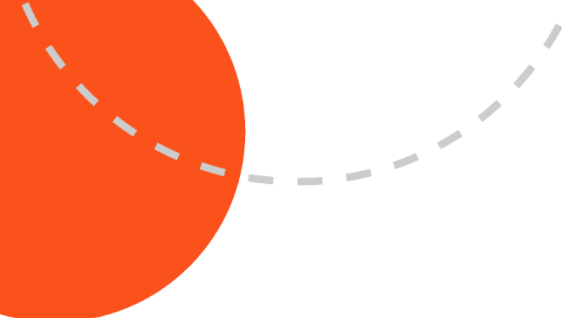


37 Laburnum Grove, Hockley, Essex, SS5 4SQ

Four Bedroom Detached House / Price £525,000 / Tel: 01702 207720

amos



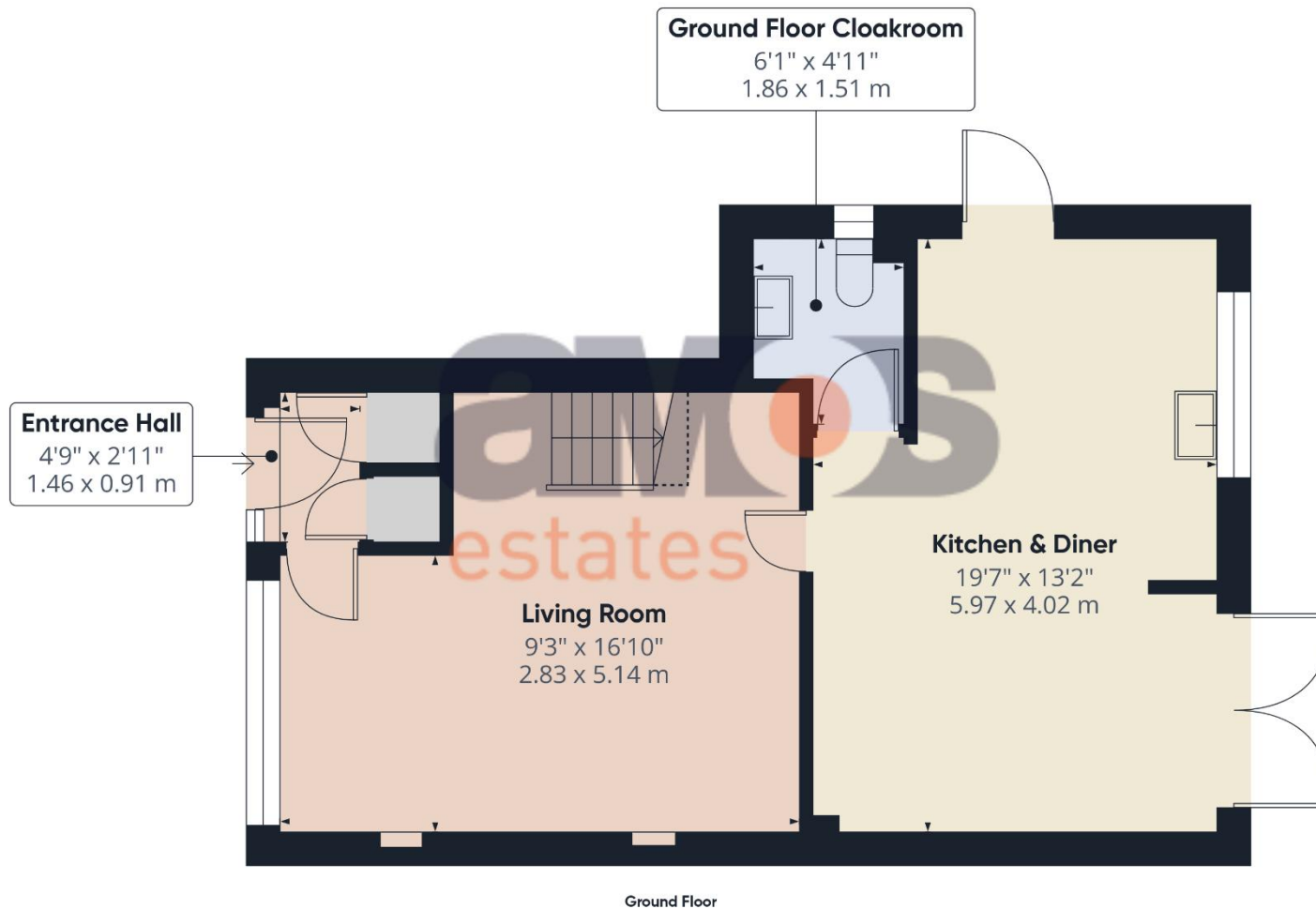


Welcome to this beautifully presented **four-bedroom** detached family home, offering generous living space and a practical layout throughout. As you step through the entrance, you're welcomed into a bright and spacious living room that leads through to a stylish open-plan kitchen/diner, with plenty of space for family meals or social gatherings. The kitchen also provides convenient access to a ground floor cloakroom. Upstairs, the property features four well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while a modern family bathroom serves the remaining bedrooms. Outside, the **south facing** rear garden is a lovely size, neatly maintained and offering a great space to enjoy the outdoors. To the front, there is off-street parking and access to an integral garage, adding further convenience to this fantastic home.

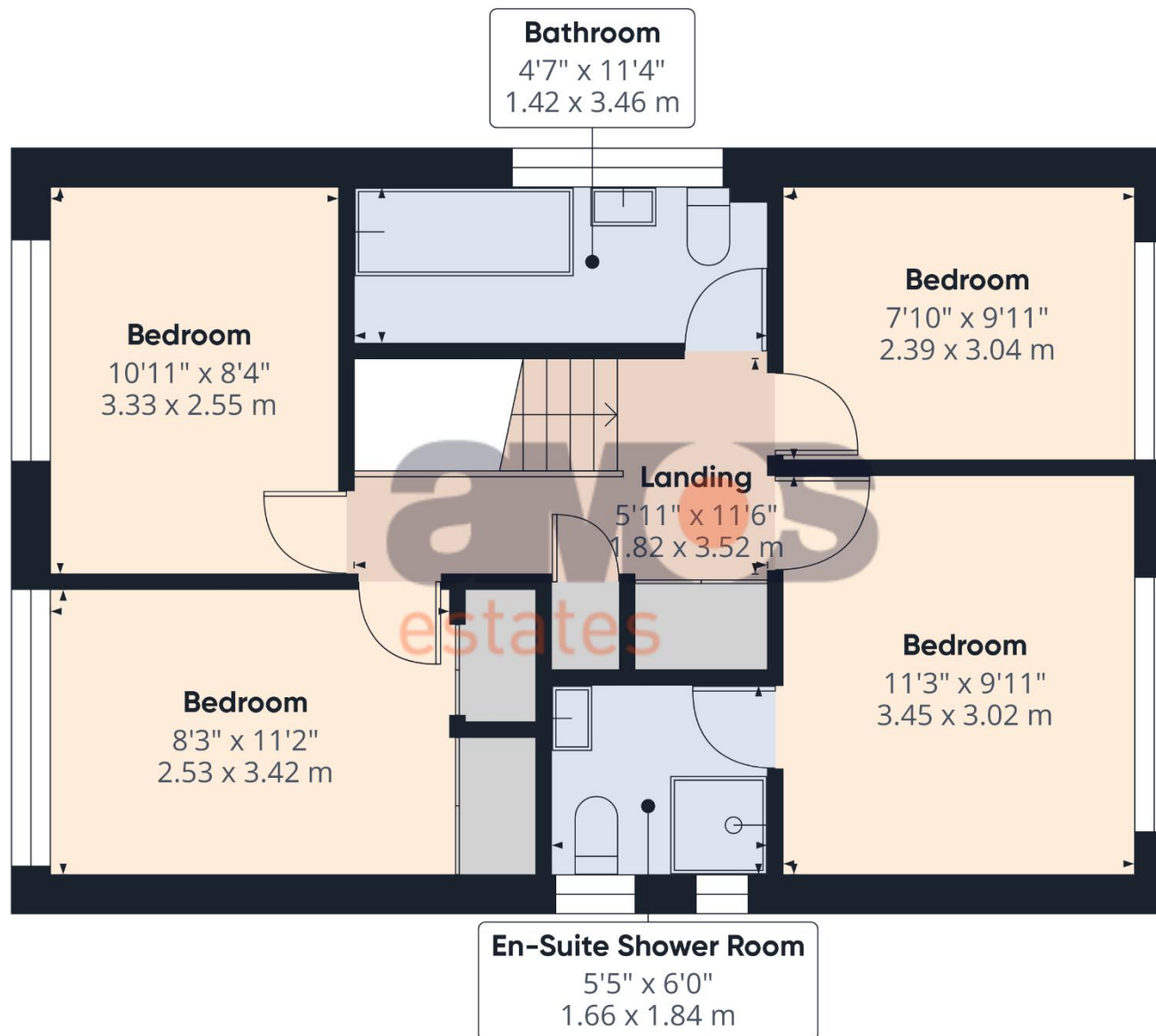
Location wise, the property is perfect for families being within a couple of minutes walk to Laburnum Play Area, the outstanding Hockley Primary School, the Village shops and eateries, excellent local schools and the train station with fast, direct access to London. Take a look at our **360' virtual tour** and book your appointment today!

Find us on





**A space to
call home.**



First Floor



Property Information

- / Detached Family Home
- / Four Bedrooms
- / Two Reception Rooms
- / Ground Floor Cloakroom, En-Suite
Shower Room & Family Bathroom
- / South Facing Rear Garden
- / Private Driveway & Integral Garage
- / EPC Rating: Pending
- / Council Tax Band: E
- / Approx 1048 Sq. Ft in Size
- / 360' Virtual Tour



Entrance door leading to.

Entrance Hall /

4'9 x 2'11

Obscure double glazed strip window to front aspect, smooth plastered ceiling, storage cupboard, radiator, power points.

Living Room /

16'10 x 9'3

Door living accommodation with wood balustrade and fitted carpet, radiator, power points, door leading to:

Open Plan Kitchen & Diner /

19'7 x 13'2

Kitchen /

Fitted at both eye and base level in a range of dove grey units with solid oak working surface over, space for American style fridge/freezer and space for washing machine, integrated dishwasher, integrated induction hob and double oven, ceramic butler sink with mixer tap, breakfast bar providing space for three stalls, double glazed window to rear aspect and double glazed door providing access to side of property, smooth plastered ceiling with integrated spotlights, wood effect floor covering, part tiled walls, power points, open access to:

Dining Area /

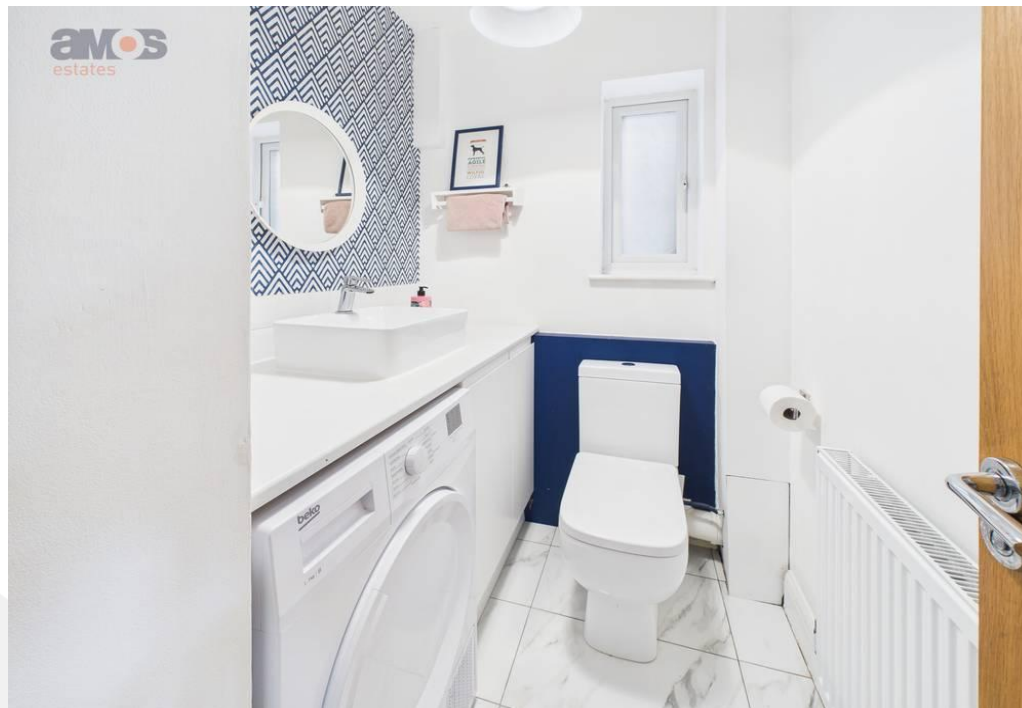
Double glazed French doors to rear garden, plastered and coved ceiling, wood effect floor covering, space for dining table, wall mounted vertical radiator, power points.

Ground Floor Cloakroom /

6'1 x 4'11

Two-piece suite comprising of vanity unit with sink top and mixer tap, low level w/c, double glazed window to side aspect, plastered ceiling, tiled flooring, radiator, space for tumble dryer.





Galleried Landing /

11'6 x 5'11

Wood balustrade, fitted carpet, plastered ceiling, loft access, storage cupboards, doors leading off:

Bedroom One /

11'3 x 9'11

Double glazed window to rear aspect, plastered and coved ceiling, fitted carpet, radiator, power points, door leading to:

En-Suite Shower Room /

6'0 x 5'5

Three-piece suite comprising of safety glass cubicle with fitted shower unit, pedestal hand wash basin with mixer tap, low level w/c, double glazed window to side aspect, plastered ceiling with integrated spotlights, tiled flooring, part tiled wall, chrome heated towel rail.

Bedroom Two /

11'2 x 8'3

Double glazed window to front aspect, plastered and coved ceiling, fitted carpet, built in wardrobes, radiator, power points.

Bedroom Three /

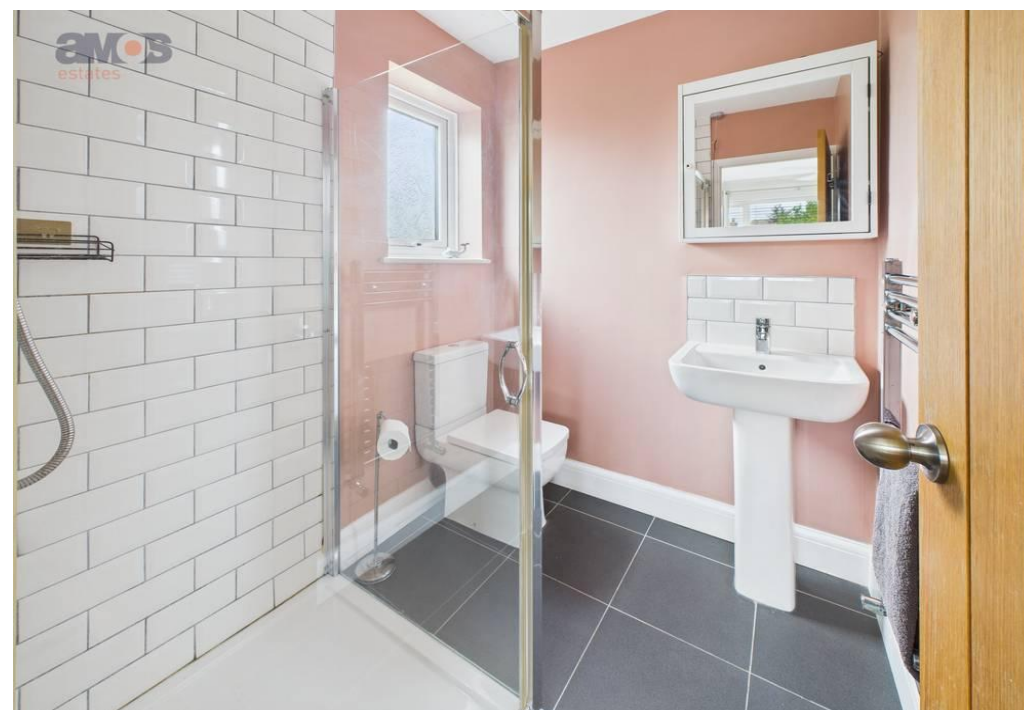
10'11 x 8'4

Double glazed window to front aspect, plastered ceiling, fitted carpet, radiator, power points.

Bedroom Four /

9'11 x 7'10

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





Bathroom /

11'4 x 4'7

Three-piece suite comprising of vanity unit with sink top and mixer tap, low level w/c, integrated bath with mixer taps and fitted shower unit with safety glass screen, double glazed window to side aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, heated towel rail.

Rear Garden /

South facing, sun patio to immediate rear of property followed with remaining laid to lawn, mature planting and shrubs, water tap, secure fence boundaries.

Front Garden /

Block paved driveway providing parking for vehicles, access to garage.

Garage /

Up and over door.

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



