



Lynbrook Close, Hollywood, B47 5PU

£595,000

- A Heavily Extended Detached Home
- Five Bedrooms
- Lounge & Impressive Family Room
- Dining Kitchen & Utility Room
- Guest WC/Shower & Steam Room
- Study/Ground Floor Bedroom
- Two Ensuite Shower Rooms
- Family Bathroom
- Garage & Off Road Parking
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

DRAKES

ESTATE AGENTS

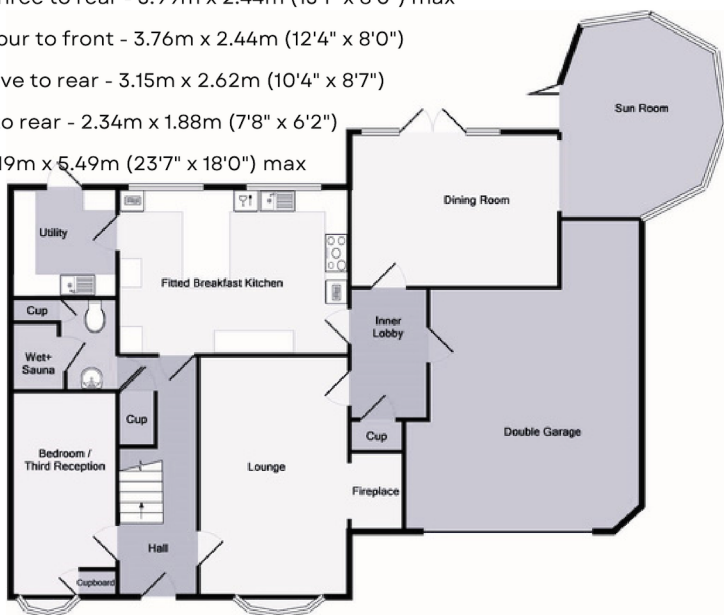


- Lounge to front - 5.56m x 3.35m (18'3" x 11'0")
- Study/Ground Floor Bedroom to front - 4.75m x 2.46m (15'7" x 8'1")
- Breakfast Kitchen to rear - 5.54m x 3.86m (18'2" x 12'8")
- Dining Room to rear - 4.57m x 3.58m (15'0" x 11'9")
- Utility Room - 2.41m x 3m (7'11" x 9'10")
- Sun Lounge to rear - 4.64m x 4.56m (15'2" x 14'11") max
- Sauna/Shower Room to side - 2.18m x 1.14m (7'2" x 3'9") + shower
- Bedroom One to rear - 6.71m x 4.27m (22'0" x 14'0")
- Dressing Room - 2.87m x 2.34m (9'5" x 7'8")
- Ensuite - 2.34m x 2.87m (7'8" x 9'5" max 6'2"min)
- Bedroom Two to front - 4.04m x 3.2m (13'3" x 10'6") max
- Ensuite to front - 3.07m x 2.08m (10'1" x 6'10")
- Bedroom Three to rear - 3.99m x 2.44m (13'1" x 8'0") max
- Bedroom Four to front - 3.76m x 2.44m (12'4" x 8'0")
- Bedroom Five to rear - 3.15m x 2.62m (10'4" x 8'7")
- Bathroom to rear - 2.34m x 1.88m (7'8" x 6'2")
- Garage - 7.19m x 5.49m (23'7" x 18'0") max

A heavily extended and surprisingly spacious detached home set in a cul-de-sac location. Offered with no upward chain the accommodation comprises in brief of a reception hall, lounge, dining kitchen, impressive family room, large dining kitchen, utility room, guest WC/shower and steam room, ground floor study/bedroom, five bedrooms, two ensuite shower rooms, dressing room, family bathroom, garage, large driveway and gardens to rear and side.

COUNCIL TAX BAND: E
 EPC Rating: C
 Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.
 Made with Metaplan 12/07/17



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