

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Laburnum Grove, Hockley, SS5 4SQ



**Guide Price:
£450,000 - £475,000**

Situated in a cul de sac location just off Folly Lane is this substantial three bedroom detached bungalow with 1,500 square feet of accommodation and occupying a wider than average secluded plot. Within walking distance to local amenities.

Council Tax Band: F. EPC Rating: C.

Viewing highly recommended. Our Ref: 19606.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Radiator. Wood effect flooring. French doors to lounge. Feature archway through to inner hall.



LOUNGE 22' 1" x 13' 1" (6.73m x 3.99m)

Two double glazed bay windows to front aspect. Double glazed window to rear aspect. Double glazed door providing access to rear garden. Radiators. Feature brick wall. Wood panelled ceiling.



KITCHEN 13' 7" x 11' (4.14m x 3.35m)

Double glazed window to rear aspect. A comprehensive range of high gloss base and eye level units incorporating roll top work surface with one and half inset sink drainer unit. Integrated eye level electric oven. Electric hob with stainless steel extractor chimney above. Space and housing for American style fridge freezer. Integrated dishwasher. Wine rack. Tiled splash backs. Tiled flooring. Plastered ceiling with inset LED spotlighting. Door to dining room and utility room.



DINING ROOM 13' 7" x 11' 1" (4.14m x 3.38m)

Double glazed bay window overlooking garden. Double glazed window to rear aspect. Radiator. Feature brick wall. Wood panelled ceiling. Wood effect flooring.



UTILITY ROOM

Obscure double glazed window to rear aspect. Obscure double glazed door providing access to rear garden. Base and eye level units. Inset sink unit. Space and plumbing for appliances. Walk in storage cupboard. Tiled walls. Tiled flooring.

BATHROOM

Obscure double glazed windows to rear aspect. A five piece suite comprising panelled bath with chrome mixer taps and shower over, tiled shower cubicle with thermostatic shower, inset wash hand basin with extensive vanity storage below, bidet and close coupled wc. Tiled walls. Tiled flooring.



BEDROOM TWO 11' 4" x 9' 10" (3.45m x 3m)

Double glazed bay window to front aspect. Radiator. Textured ceiling.



BEDROOM ONE 12' 8" x 11' 3" (3.86m x 3.43m)

Double glazed window overlooking rear garden. Wardrobes with mirror fronted sliding doors to one wall. Radiator. Coving to ceiling. Access to bedroom three/dressing room. Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, wall mounted wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Heated towel radiator. Tiled walls. Tiled flooring.



BEDROOM THREE/DRESSING ROOM 11' 4" x 11' 3"
(3.45m x 3.43m)

Double glazed bay window to front aspect. Radiator. Coving to textured ceiling.



EXTERIOR.

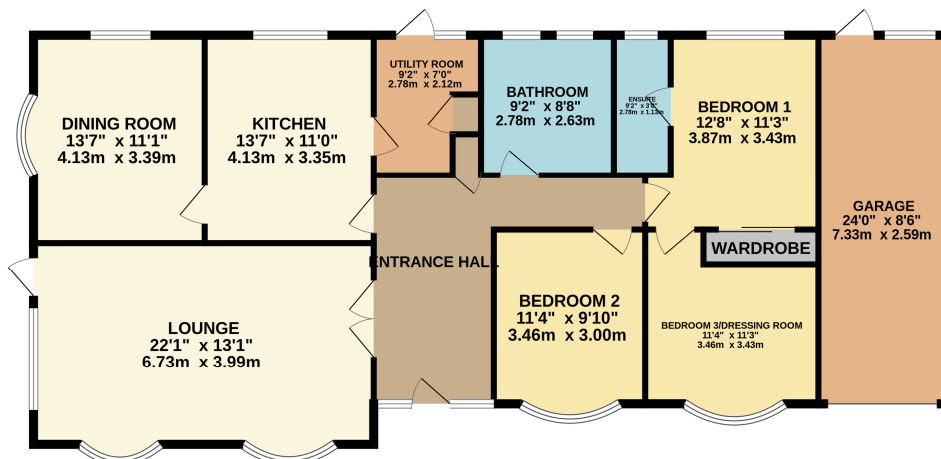
The property sits on a wider than average plot with a wraparound secluded **LOW MAINTENANCE REAR GARDEN**. A selection of mature flowers and trees. Paved seating areas. Door to garage.



GARAGE 24' x 8' 6" (7.32m x 2.59m) with up and over door. Power and lighting.

The **FRONT** has a large driveway providing off street parking for several vehicles leading to garage.

GROUND FLOOR
1507 sq.ft. (140.0 sq.m.) approx.



TOTAL FLOOR AREA: 1507 sq.ft. (140.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The 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 guarantee as to their operability or efficiency can be given.
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