

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Laburnum Grove, Hockley, SS5 4SG



Guide: £475,000

Situated in this popular location just off Folly Lane is this immaculate extended four bedroom link detached house offering modern fitted kitchen and bathroom, large open plan lounge/dining room, recently landscaped rear garden with raised patio area with glass balustrade and own driveway providing off street parking for several vehicles. Within walking distance to Hockley Primary School, Hockley Woods, shops and mainline railway station. Viewing highly recommended.

Council Tax Band: E. EPC Rating: D. Our Ref: 15634.

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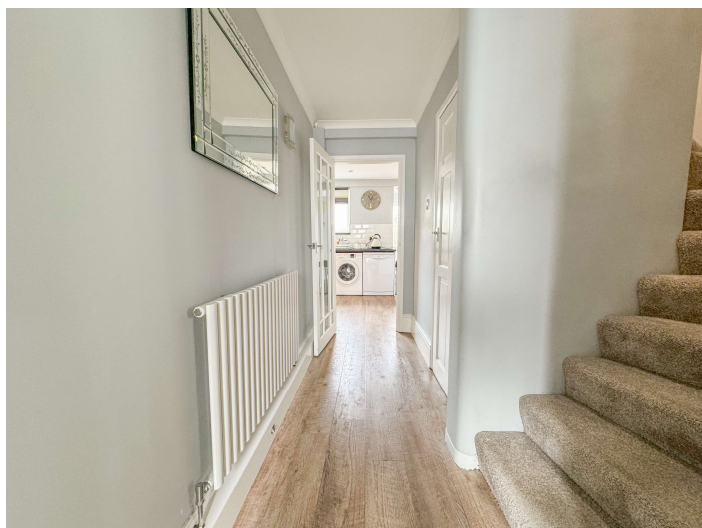


Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Part panelled walls. Moduleo LVF flooring. Plastered ceiling. Door to ground floor wc.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising inset wash hand basin with vanity storage below back to wall wc. Feature brick tiled walls. Heated towel radiator. Moduleo LVF flooring. Plastered ceiling.



INNER HALLWAY

Stairs to first floor accommodation with large under stairs storage cupboard. Radiator. Moduleo LVF flooring. Coving to plastered ceiling. Doors to lounge and kitchen.

LOUNGE 24' 2" x 11' 6" (7.37m x 3.51m)

Double glazed window to front aspect. Inset feature fire. Radiators. Moduleo LVF flooring. Coving to plastered ceiling. Door to kitchen. French doors providing access to dining room.



KITCHEN 12' x 8' 5" (3.66m x 2.57m)

Double glazed window to rear aspect. Opening through to internal lobby area leading through to dining room and obscure double glazed door providing access to rear garden.

KITCHEN AREA

A comprehensive range of modern high gloss base and eye level units incorporating granite effect roll top work surface with one and a half inset sink drainer unit. Integrated double electric oven. Gas hob with stainless steel extractor chimney above. Brick tiled splash backs. Space and housing for American style fridge freezer. Space and plumbing for washing machine and dishwasher. Moduleo LVF flooring. Plastered ceiling with inset spotlighting.



DINING ROOM 10' 11" x 10' 6" (3.33m x 3.2m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Radiator. Moduleo LVF flooring.



FIRST FLOOR LANDING

BEDROOM ONE 15' 9" x 10' 11" (4.8m x 3.33m)

Double glazed window to front aspect. Radiator. Plastered ceiling. Door to en suite shower.



EN SUITE SHOWER

A two piece suite comprising tiled shower cubicle with electric shower and wall mounted wash hand basin. Part tiled walls.



BEDROOM TWO 12' 7" x 8' 7" (3.84m x 2.62m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling.



BEDROOM THREE 12' 7" x 8' 5" (3.84m x 2.57m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



BEDROOM FOUR 10' 11" x 8' 5" (3.33m x 2.57m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.

BATHROOM

Obscure double glazed windows to front aspect. A three piece suite comprising panelled bath with wall mounted centralised chrome mixer taps and shower over, wall mounted wash hand basin with chrome mixer tap and close coupled wc with vanity storage. Chrome heated towel radiator. Wood effect flooring. Plastered ceiling.



EXTERIOR.

A **LANDSCAPED REAR GARDEN** commencing with raised patio with glass balustrade with steps down to garden. Laid to lawn with sleeper borders. Further patio to rear of garden.



The **FRONT** has own block paved driveway providing off street parking for several vehicles leading to **INTEGRAL GARAGE** with up and over door. Power and lighting.

