



## 15 Magnolia Lane, Steeple View, Laindon, SS15 4HL

**GUIDE PRICE £475,000 - £500,000**

- SPACIOUS DETACHED THREE STOREY FAMILY HOME
- NO ONWARD CHAIN
- ENSUITE TO MASTER
- UTILITY ROOM
- LANDSCAPED REAR GARDEN
- SOUGHT AFTER DEVELOPMENT
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM
- DETACHED GARAGE PLUS AMPLE OFF ROAD PARKING



AN ATTRACTIVE AND SPACIOUS THREE STOREY DETACHED FAMILY HOME IN POPULAR STEEPLE VIEW LOCATION OFFERING EASY ACCESS TO THE A127 AND WITHIN EASY REACH OF BILLERICAY AND BASILDON. Once inside the entrance hall, stairs rise to the first floor, and doors lead off into the lounge, dining room and kitchen. The lounge and dining room both have double glazed bay windows to front, with the lounge also having double glazed French doors onto the rear garden. A good size kitchen with fitted eye and base level units with work surface over incorporating sink unit, integrated electric oven with gas hob and extractor fan over, cupboard housing boiler, space for fridge/freezer. and washing machine. A door leads into the utility room with sink unit set in work surface with space beneath for dishwasher and ground floor cloakroom. The first floor comprises of two double bedrooms including the master with ensuite shower room, and family bathroom. On the second floor are two further double bedrooms with double glazed windows to front and Velux windows to the rear. Externally there is large block paved driveway to the front providing off road parking for numerous vehicles and leading to a detached garage, with up and over door and courtesy door into the landscaped rear garden, benefitting from newly laid turf and a raised paved patio area, ideal for entertaining, fenced boundaries and side gate.



Council Tax Band: E





**ENTRANCE HALL**

8'5" x 6'5"

**LOUNGE**

17'8" into bay x 9'11"

**DINING ROOM**

10'8" into bay x 9'7"

**FITTED KITCHEN**

16'3" reducing to 12'10" x 7'1"

**UTILITY ROOM**

6'1" x 4'6"

**GROUND FLOOR CLOAKROOM**

4'6" x 2'8"

**BEDROOM ONE**

12'8" x 9'7"

**ENSUITE**

6'4" x 4'

**BEDROOM TWO**

10'1" x 9'3" plus door recess

**BEDROOM THREE**

13'5" x 10'

**BEDROOM FOUR**

13'5"

**BEDROOM FOUR**

13'4" x 9'7"

**REAR GARDEN**

approximately 45' x 32'

**DETACHED GARAGE**

17'2" x 8'8"

**AMPLE OFF ROAD PARKING**





## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		71	
(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	

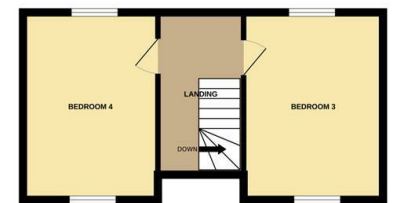
GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR  
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.6 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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