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Laburnum Avenue

Waltham
DN37 0JT

Offers in the Region Of £259,950

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Property Introduction

Coming to the market with NO FORWARD CHAIN is this quite stunning and extended three bedroom semi detached house. Coming with no less than three separate reception rooms including lounge dining room and sunroom, the property also has kitchen breakfast room, utility room, ground floor shower room, entrance hall, three good sized bedrooms, family bathroom and first floor WC. The property sits on a plot measuring 0.16 acre as and has extensive rear garden with patio and decking plus two sheds and garage converted to an office. The property has extensive parking to the open front with secure parking to the side also. The property is close to Waltham town centre and it's amenities transport links and schools

Entrance hall

11' 3" x 3' 5" (3.43m x 1.03m)

With frosted uPVC door to the front the entrance hall has slate effect tiled floor, white décor to cling, radiator and uPVC window to the side.

Dining room

12' 3" x 17' 0" (3.73m x 5.17m)

The entrance hall leads to the dining room with more slate effect tiles flooring, the décor is green and white with coving and dado rail. A feature brick open fireplace could have a log burner or such likes fitted, the room has radiator, ceiling light, pendant, arch to kitchen and French glazed doors from the lounge.

Lounge

11' 1" x 13' 6" (3.38m x 4.12m)

The lounge has uPVC bay window to the front, feature wood fireplace with tiled hearth and tiled inset, pale grey décor to coving, wood laminate flooring, ceiling rose and pendant and radiator.

Kitchen

9' 1" x 17' 3" (2.76m x 5.27m)

Wood wall and base units with granite effect work tops, splash backs and one and a half stainless steel sink drainer over. The kitchen has large range cooker with extractor over, uPVC window so the side, uPVC frosted door to the side, quarry tiled floor, cream décor to coving, two ceiling windows and 13 down lights.

Utility room

8' 2" x 7' 4" (2.49m x 2.24m)

With storage and granite effect work top and splash backs to one side the utility has space and plumbing for washing machine and dryer, cream décor, quarry tiled floor, ceiling window, four down lights and radiator.

Shower room

7' 4" x 7' 4" (2.24m x 2.24m)

With white WC and matching white vanity sink, enclosed shower with grey splash back tiling, grey tiled floor, uPVC window to the rear, chrome towel radiator and four down lights.

Sun room / Bedroom 4

15' 9" x 7' 4" (4.80m x 2.24m)

With quarry tiled floor, white décor, two uPVC windows to the side with blinds, uPVC French doors to the rear, large lantern roof window and ten down lights.

Stairs and landing

With grey carpet, white decor, frosted uPVC windows to the side, loft access and three down lights.

Bedroom One

9' 9" x 11' 3" (2.96m x 3.42m)

Light grey decor, grey carpet, coving, uPVC windows to the front, radiator, pendant light with cast iron open fireplace.

Bedroom Two

12' 3" x 6' 11" (3.73m x 2.10m)

Grey decor to coving, grey carpet, uPVC windows with blinds, pendant light and radiator.

Bedroom Three

9' 0" x 6' 11" (2.75m x 2.10m)

Grey decor to coving, grey carpet, uPVC window with blinds, pendant light, radiator and built in storage cupboard.

Family Bathroom

7' 10" x 6' 3" (2.39m x 1.90m)

Large bath, vanity sink, white sparkle aqua boarding, wood laminate floor, chrome towel radiator, frosted uPVC window, extractor, coving and six down lights.

Rear gardens

Slab and concrete patio area is to the immediate back of the house with garden shed, leading to raised brick and timber decking and onto large sloping lawn area with mature planting. There is a large timber lock up on this area all enclosed with good quality tall timber fencing.

Garage and driveway

15' 7" x 9' 1" (4.74m x 2.78m)

A concrete driveway leads to tall timber gates with concrete driveway with parking for multiple vehicles continuing all the way to the garage. The garage is currently converted to a more

domestic use at present with uPVC door and window to the side, power and light plus CAT 5 internet cable. The original garage doors are still in place if a conversion back to original use was required.

WC

2' 9" x 3' 2" (0.83m x 0.96m)

White WC and matching white sink, white decor, grey visible, down lights and extractor.

Front

The front has an open driveway with parking for three cars on concrete and gravel. Tall timber gates lead to the rear with vehicular access.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

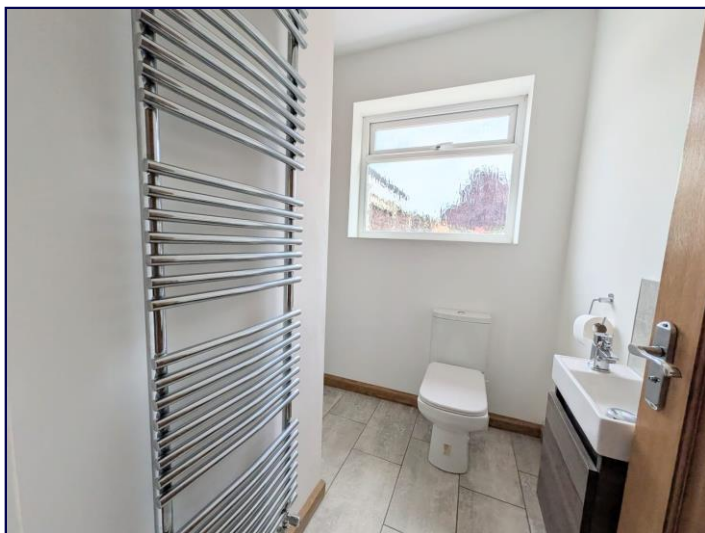
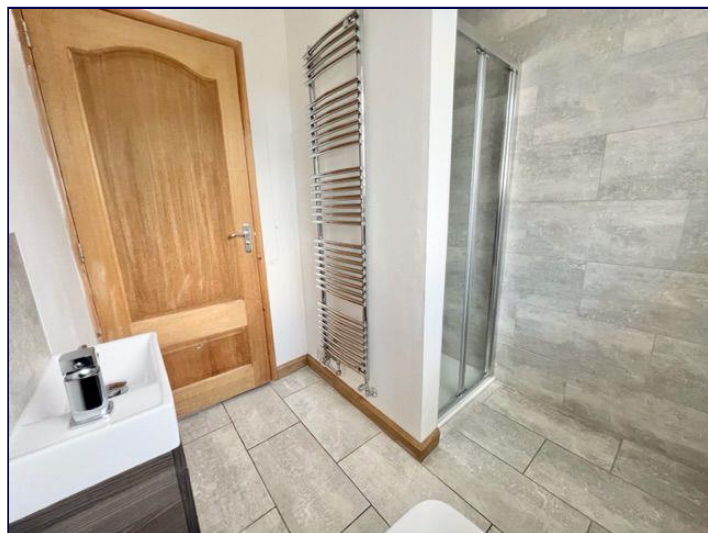
Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

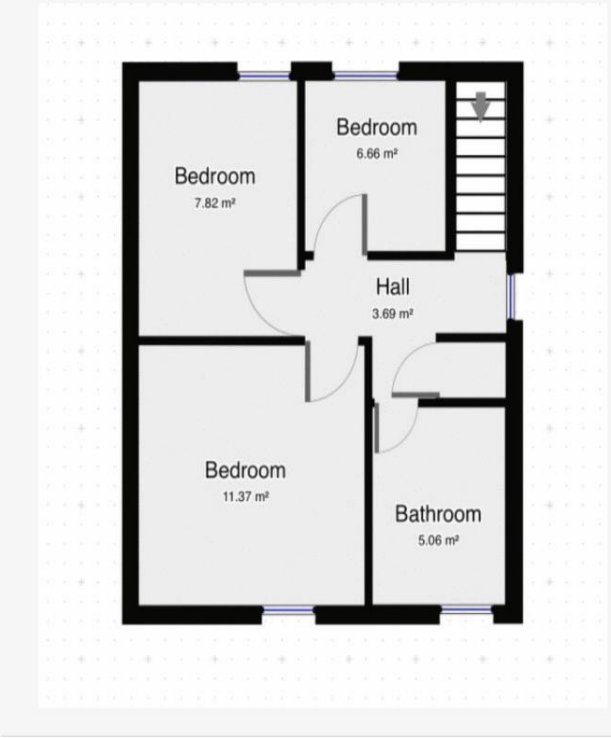
Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		