

## Laburnum Grove, Hockley, SS5 4SQ



**Guide Price:**  
**£400,000 - £425,000**

Situated in a popular location just off Folly Lane and occupying a substantial corner plot position, is this extended, four bedroom semi-detached family home offering spacious open plan living accommodation to the ground floor, shower room and family bathroom to the first floor, own driveway providing off-street parking and garage. Potential for further extension to both ground and first floor, subject to planning consent. Walking distance to local schools, shops, mainline railway station and Hockley Woods.  
EPC Rating: D. Our Ref 19164.

Entrance via double glazed entrance door to

### ENTRANCE PORCH

Glazed door to

### ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Coving to ceiling. Radiator.

### LOUNGE 13' 9" x 11' 10" (0.53m x 3.61m)

Double glazed window to the front aspect. Wood effect flooring. Coving to textured ceiling. Radiator. Open plan to



### KITCHEN/BREAKFAST ROOM

#### Kitchen Area: 18' 6" x 9' 8" (5.64m x 2.95m)

Comprehensive range of Country style base and eye level units. Roll edge work surfaces. Butler sink. Tiled splash backs. Selection of Display cabinets. Wine rack. Integrated electric oven with hob and extractor over. Tiled floor. Plastered ceiling. Inset spot lights. Door to Utility Room.



#### Breakfast Area: 18' 6" x 10' 8" (5.64m x 3.25m)

Double glazed window to the side aspect. Two Velux windows. Double glazed French doors providing access to rear garden.



#### UTILITY ROOM 9' 5" x 5' 10" (3.0m x 1.78m)

Double glazed window to the rear aspect. Door to garage. Door to Cloakroom/WC.

### GROUND FLOOR CLOAKROOM/WC

Wash hand basin. WC with low level cistern. Radiator.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Double glazed window to the rear aspect.

#### BEDROOM ONE 14' 6" x 8' 5" (4.42m x 2.57m)

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





### BEDROOM TWO 13' 9" x 11' 10" (4.19m x 3.61m)

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



### BEDROOM THREE 11' 10" x 9' 8" (3.61m x 2.95m)

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



### BEDROOM FOUR 8' 11" x 8' 6" (2.72m x 2.59m)

Double glazed window to the front aspect. Wood effect floor. Coving to plastered ceiling. Radiator.



### FAMILY BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over. Tiled walls. Plastered ceiling. Inset spot lights. Radiator.



### SHOWER ROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin with tiled splash back. Tiled walk-in shower cubicle with thermostatic shower. Tiled floor. Plastered ceiling. Inset spot lights. Radiator.



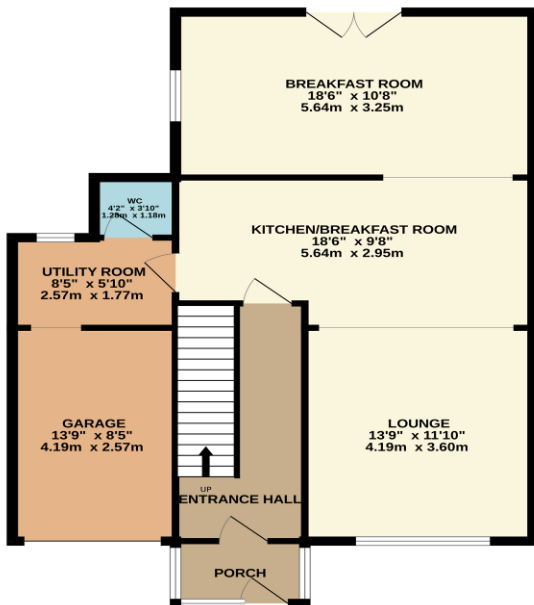
## EXTERIOR

As mentioned, the property occupies a substantial corner plot position, with a **wrap-around REAR/SIDE GARDEN** which commences with raised decking area with steps down to laid lawn. Selection of mature flowers and shrubs. Gate to side providing access to the front.

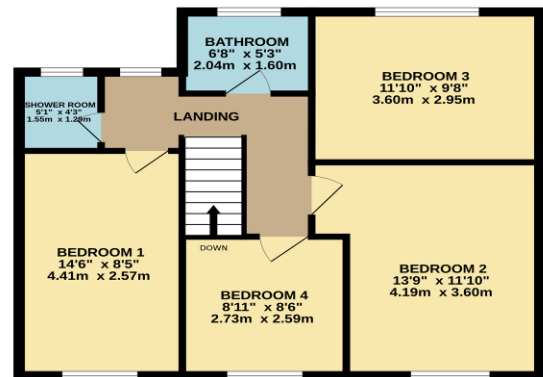


The **FRONT** has own driveway providing off-street parking leading to **GARAGE**, with personal door to rear garden.

GROUND FLOOR  
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1437 sq.ft. (133.5 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. 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 guarantee as to their operability or efficiency can be given.  
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