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Superior homes



8 Laburnum Close, WOODFORD HALSE

Asking Price £310,000

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more than just selling superior houses

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VILLAGE LOCATIONDETACHED FAMILY HOME***NO UPPER CHAIN***VIEWING ADVISED***

Located on a NO THROUGH ROAD in the SOUGHT AFTER VILLAGE of WOODFORD HALSE is this WELLE PRESENTED detached family home. With accommodation comprising entrance hallway, CLOAKROOM, KITCHEN DINER, lounge, CONSERVATORY three bedrooms with both FITTED WARDROBES and ENSUITE to bedroom one. Outside there is a LOW MAINTENANCE FRONTAGE, DETACHED GARAGE, DRIVEWAY FOR SEVERAL VEHICLES and a low maintenance rear garden. The property also benefits from UPVC double glazed windows and doors and gas to radiator central heating. EPC - C

Entered Via
A part glazed Upvc door set under a tiled canopy storm porch with Victorian style outside courtesy light to one side, opening into :-

Entrance Hall
11'7" x 2'8" (3.53m x 0.81m) With tiled floor, telephone point, dado rail, single panel radiator, thermostat control panel, smoke alarm, stairs rising to first floor landing with wooden hand rail and spindled balustrades plus understairs storage cupboard white panel doors to ground floor accommodation

Cloakroom
5'11" x 2' (1.8m x 0.6m) Continuation of tiled floor from the entrance hall and fitted with a two piece suite comprising of low level push flush WC and wash hand basin set onto a vanity unit with tiled splashback and surround with storage cupboard under, single panel radiator extractor fan

Kitchen
11'7" x 8'3" (3.53m x 2.51m) Again with a continuation of tiled floor from entrance hall and fitted with a range of both eye and base level units with rolled edge work surfaces over and tiling above. Inset stainless steel one and a half bowl single drainer sink unit with mixer tap over, integrated Bosch electric double oven and stainless steel Bosch gas hob with extractor fan over. Space and plumbing for washing machine and dishwasher, space for full height fridge/freezer, single panel radiator

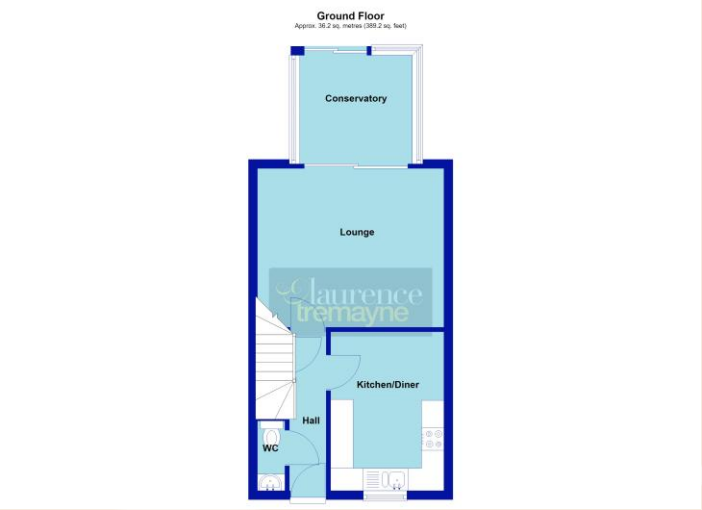
Lounge
14'4" x 11'7" (4.37m x 3.53m) Coving to ceiling, television point, single panel radiator, sliding double glazed patio door to :-

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Conservatory
8'3" x 7'11" (2.51m x 2.41m) Of timber construction with double glazed sealed units and a poly-carbonate roof, tiled floor, wall light point, sliding double glazed patio doors to rear garden

Landing
Spindle balustrades and hand rail to the top of the stairs, Upvc double glazed window to side aspect, dado rail, smoke alarm, access to loft space. white panel doors to all upstairs accommodation

Bedroom One
10'11" (3.33) Reducing to 8'11" (2.72) x 9'10" (3) With built in bedroom furniture to include two double wardrobes, corner display unit and two bedside cabinets. Airing cupboard to one corner, Upvc double glazed window to front aspect with single panel radiator under, white panel door to :-

Ensuite Bathroom
5'2" x 4'8" (1.57m x 1.42m) Fitted with a white three piece suite comprising of low level push flush WC, wash hand basin with storage cupboard under and shower cubicle with chrome Mira shower and folding door. Chrome heated towel rail, extractor fan, vinyl flooring, full tiling to walls, frosted Upvc double glazed window to side aspect with tiled sill

Bedroom Two
8'1" x 6'8" (2.46m x 2.03m) Upvc double glazed window to rear aspect with single panel radiator under

Bedroom Three
9' x 5'7" (2.74m x 1.7m) Upvc double glazed window to rear aspect with single panel radiator under

Bathroom
5'10" x 5'1" (1.78m x 1.55m) Fitted with a white three piece suite comprising of low level push flush WC, pedestal wash hand basin with central chrome mixer tap and over and panel bath with central chrome mixer tap, vinyl flooring, full tiling to walls, chrome heated towel rail, extractor fan, frosted Upvc double glazed window to side aspect with tiled sill





Outside

Front
A low maintenance frontage which has been block paved to the front of the house with some planted shrubs, the block paving continues to the side of the property and runs alongside providing off road parking for several vehicles, leading to a timber access gate opening to the rear garden

Garage
A detached brick built garage with pitched tiled roof offering additional storage into the eaves, with metal up and over door

Rear
A pretty low maintenance rear garden which has a timber decked patio to the rear of the conservatory, the remainder of the garden is laid with pebbles and has an inset pond and a variety of mature planted shrubs and plants, to the rear of the garage is a paved area with garden shed and greenhouse. The garden is enclosed by timber fencing.

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Viewing strictly by appointment with the agent

AGENTS DISCLAIMER
Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.
MORTGAGE ADVICE
Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request. "YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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2 floorplans available on our **Website**

17 photos available on our **Website**