



**HOLST AVENUE, LAINDON**  
**OFFERS OVER £425,000 FREEHOLD**

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**DESCRIPTION:**

Winkworth are delighted to offer for sale this well presented four-bedroom family home which is situated within easy access of the A127 and also being situated within access of Laindon Station.

The good size accommodation offers a master bedroom with fitted wardrobes, large kitchen diner and lounge to the ground floor.

To the first floor there are three further bedrooms and a family bathroom.

Externally there is a good-sized garden, court yard and ample off-street parking.

Accommodation: -

Entrance door to entrance hall: -

Storage cupboard with window to front. Stairs to first floor.

Kitchen: - 20.61 x 12 max

Double glazed window to rear and door to side. Modern white high gloss fitted kitchen comprising of a range of working surfaces with base units below and matching units above, space for kitchen appliances, tiled surrounds, single drainer sink unit. Smooth ceilings with spot lighting and wooden effect flooring. French style doors to: -

Lounge: - 19.99 x 10.8

A lovely bright room with Double glazed windows to front, and rear with double glazed doors to side leading out to the garden.

Master Bedroom Ground Floor: - 11.93 x 12.56 Double glazed window to front, fitted wardrobes and concealed door to room suitable for a en suite with a borrowed light window to rear.

First Floor Landing Double glazed window to rear, cupboard and doors to all rooms.

Bedroom One: - 11 x 12

Double glazed window to front.

Bedroom Two: - 9 x 11

Double glazed window to front.

Bedroom Three: - 9 x 7.8

Double glazed window to rear.

Bathroom: - 8 x 7'9

Double glazed window to rear, Modern suite comprising of bath with mixer tap and a shower attachment, wash hand basin. low level wc. Part tiling to walls.

Exterior: -

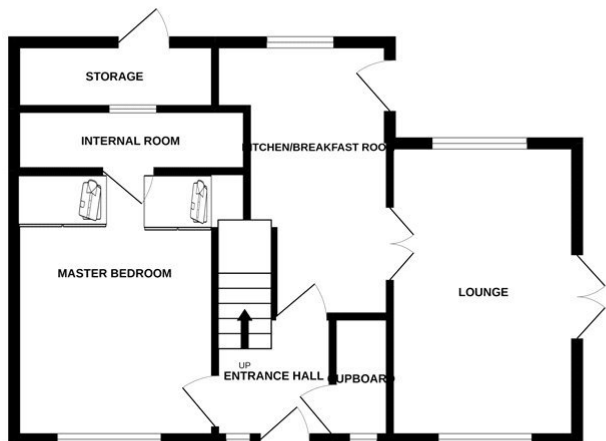
Front off road parking for 2/3 cars

Rear Garden:- Patio area and rest is laid to lawn. There is also a court yard

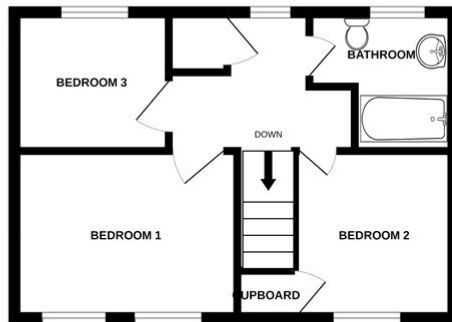




GROUND FLOOR

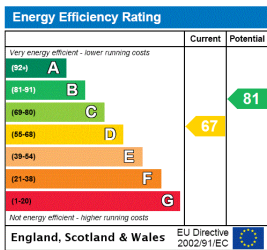


1ST FLOOR



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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