



**8 Church Road, Laindon, Basildon, SS15 4EH**

**Guide Price £450,000**

- THREE BEDROOMS
- NO ONWARD CHAIN
- ENSUITE AND BATHROOM
- BUILT IN STORAGE
- NOAK BRIDGE LOCATION
- SEMI DETACHED BUNGALOW
- 28FT LOUNGE / DINER
- GARAGE WITH ELECTRIC DOOR
- DRIVEWAY FOR 3+ CARS
- SOUTH WEST FACING GARDEN

Offered with no onward chain, this well-presented three-bedroom semi-detached bungalow is situated in the popular Noak Mead area and benefits from a 50ft south-westerly facing rear garden, driveway parking for 3+ vehicles, and a detached garage with recently fitted electric door. The accommodation comprises an entrance hall leading through to a bright 28ft lounge/diner featuring a brick-built fireplace and a single French door opening onto the rear garden. There is an open-plan fitted kitchen with integrated oven, hob and extraction hood. There are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, and a second bedroom also benefiting from fitted wardrobes. A family bathroom with three-piece suite completes the accommodation. Externally, the property offers a private rear garden ideal for outdoor use, along with ample off-road parking to the front. An excellent opportunity for buyers seeking spacious single-level living in a desirable location.



Council Tax Band: D



Entrance Hall  
10'8 x 3'1

Bedroom One  
14'4 x 12'1

Bedroom Two  
11'0 x 8'4

Ensuite  
6'0 x 5'5

Bedroom Three  
13'9 x 7'8

Lounge / Diner  
28'6 x 12'1

Kitchen  
11'9 x 7'7

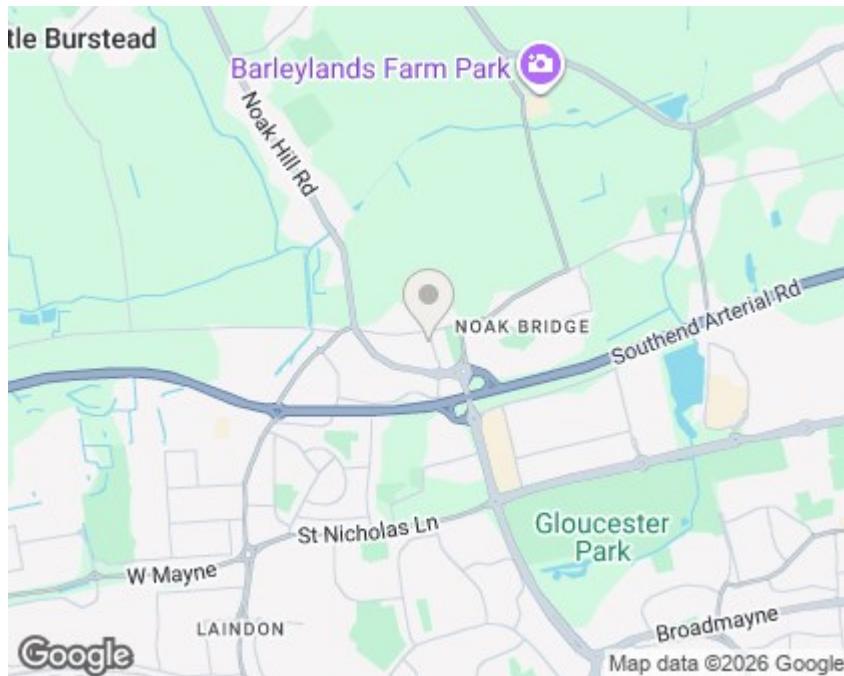
Bathroom  
8'9 x 5'5

Garden  
50ft

South West Facing

Garage  
17'6 x 10'0



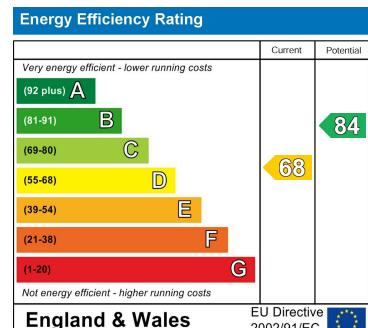


## Viewings

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

## EPC Rating:

D



Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes and so only be used as such.