



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

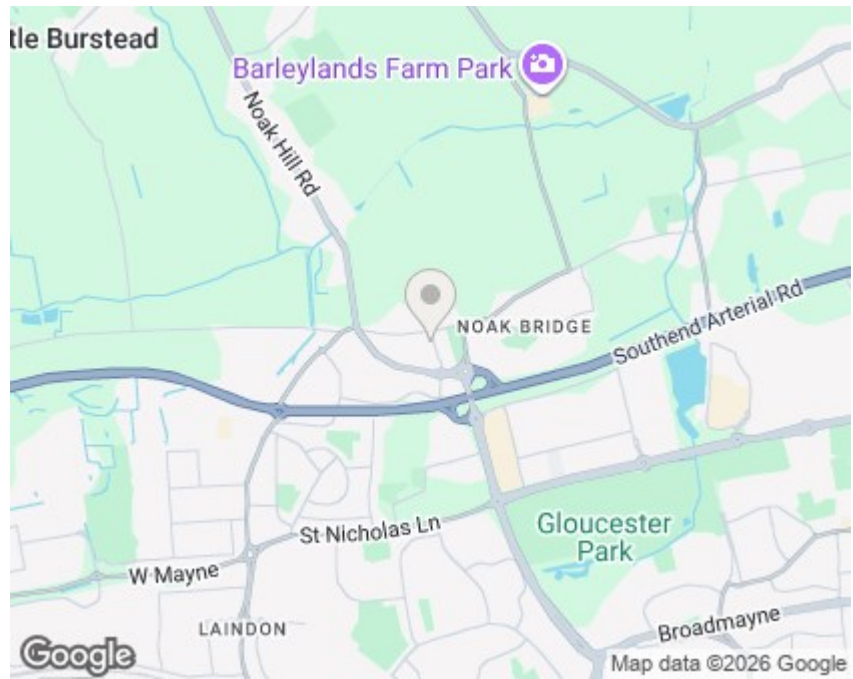
Bathroom
8'9 x 5'5

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Bungalow
Area: 86.3 m² ... 929 ft²

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 misstatement. This plan is for illustrative purposes and so only be used as such.