



**51 School Avenue, Laindon**

**£275,000 - £300,000 Guide Price**

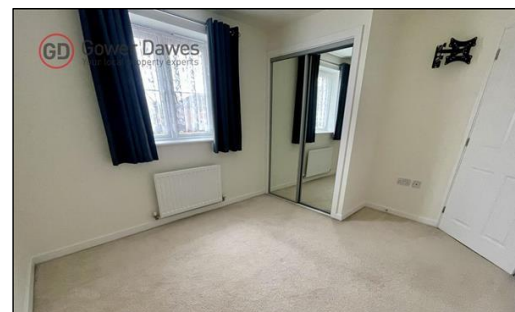
GUIDE PRICE £275,000 - £300,000

\* NO ONWARD CHAIN\* Freehold coach house located in the well regarded Dunton Fields development. The property boasts 2 allocated parking spaces, external storage, spacious lounge, well presented kitchen, two bedrooms and a main bathroom. Gas central heating throughout, double glazing & loft storage.

Laindon train station is within walking distance as well as local schools & shops. A127/M25 road links are easily accessible.

Estate service charge: £59.53 per month

Council tax band 25/26: C



Features:

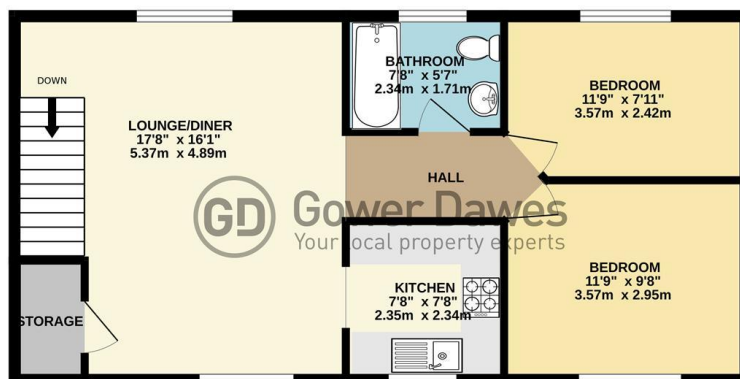
- **Double Glazing**
- **Gas Central Heating**
- **Two Good Size Bedrooms**
- **2 allocated parking spaces**
- **External storage**
- **Walking Distance to Local Shops, Schools & Amenities**
- **1.2 mile walking distance of Laindon train station**
- **No onward chain**

The accommodation comprises of –

- Lounge/diner 5.38m (17'8") (Max) x 4.88m (16'0") (Max)
- Kitchen 2.36m (7'9") x 2.34m (7'8")
- Master Bedroom 3.56m (11'8") x 3.02m (9'11")
- Bedroom Two 3.58m (11'9") x 2.18m (7'2")
- Bathroom 2.06m (6'9") x 1.70m (5'7")
- Parking



GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 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 for 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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#### Fixtures and Fittings:

Unless fixtures and fittings are specifically mentioned on these particulars then they are not included in the sale price. This is likely to be itemised by your chosen solicitor if a purchase proceeds.

#### Photographs:

Are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.

These particulars are prepared with all due care for the convenience of the intending purchaser but their accuracy is not guaranteed and they do not form any part of any contract. Purchasers may check by inspection or otherwise the accuracy of these particulars prior to signing the contract.

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