



## 32 Bramble Tye, Laindon - SS15 5GS

£435,000 Freehold

**\*\*NO ONWARD CHAIN\*\*** Charming 3-bed house with large kitchen diner, ensuite, garage, and parking for 2. Walking distance to school, nature reserve, and shops.

Council Tax band: D ~ Energy Efficiency Rating: D



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### Lounge

15' 3" x 12' 11" (4.65m x 3.93m)

Laminate flooring, gas fire in surround, French doors leading to rear garden.

### Kitchen / Diner

16' 3" x 11' 1" (4.95m x 3.37m)

Range of fitted wall and base units, integrated dishwasher, washing machine, fridge/freezer, combi microwave and gas hob, tiled floor with underfloor heating and ceiling spotlights. Rear door leading to garden.

### Bedroom One

12' 8" x 9' 5" (3.85m x 2.88m)

With en-suite, built in wardrobe.

### Ensuite

Shower, WC, wash hand basin, tiled floor.

### Bedroom Two

11' 0" x 9' 5" (3.35m x 2.88m)

Carpet flooring.

### Bedroom Three

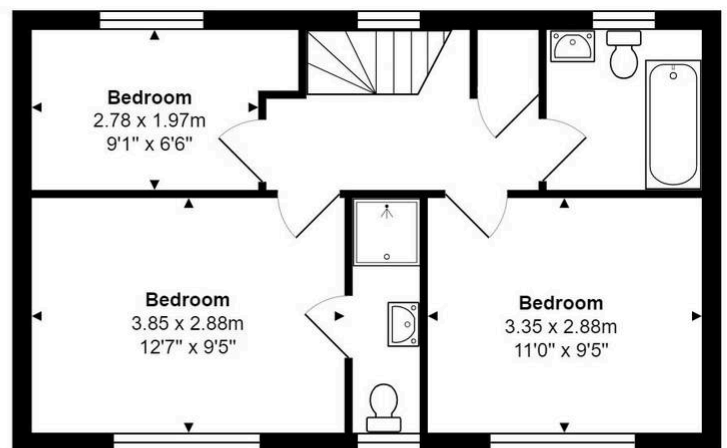
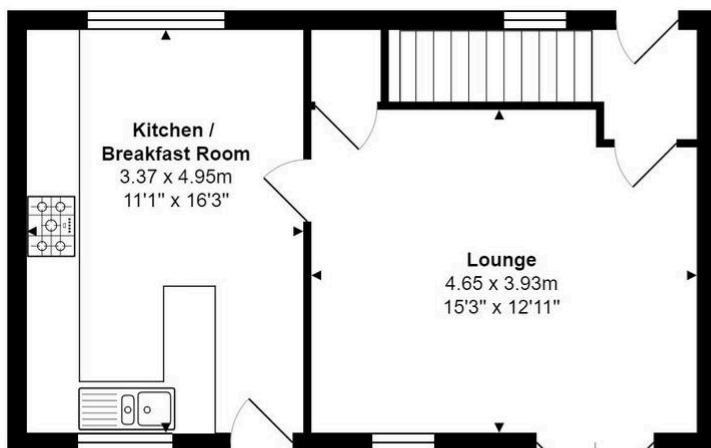
9' 1" x 6' 6" (2.78m x 1.97m)

Carpet flooring.

### Bathroom

6' 5" x 6' 2" (1.95m x 1.87m)

White suite with shower over the bath, WC and wash hand basin. Window blind.



Total Area: 81.4 m<sup>2</sup> ... 876 ft<sup>2</sup>

Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
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