



## 18 Sweet Briar Drive, Laindon – SS15 4HA

£550,000 Freehold

Situated in the sought-after Steeple View neighbourhood, this spacious 4-bedroom detached house offers over 1600sq ft of versatile accommodation, including the converted garage, perfect for those needing ample space for hobbies or work. Nestled in a peaceful corner position with a tree-lined courtyard entrance and a substantial block-paved driveway making it ideal for those with multiple vehicles, this property is ideal for families with adult children or individuals with works vehicles.

Council Tax band: F ~ EPC Energy Efficiency Rating: C



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**Entrance hall**

**Lounge** 27' 5" x 17' 2" (8.36m x 5.23m)

**Dining Room** 15' 4" x 8' 1" (4.67m x 2.46m)

**Kitchen** 11' 11" x 11' 3" (3.63m x 3.43m)

**Utility Room** 6' 11" x 5' 0" (2.11m x 1.52m)

**Cloakroom with Lobby**

**Conservatory** 16' 11" x 7' 7" (5.16m x 2.31m)

**Landing**

**Bedroom One** 12' 8" x 10' 11" (3.86m x 3.33m)

**En-suite** 5' 11" x 5' 2" (1.80m x 1.57m)

**Bedroom Two** 9' 10" x 8' 5" (3.00m x 2.57m)

**Bedroom Three** 14' 7" x 8' 2" (4.45m x 2.49m)

**Bedroom Four** 9' 7" x 6' 8" (2.92m x 2.03m)

**Bathroom** 9' 10" x 6' 2" (3.00m x 1.88m)

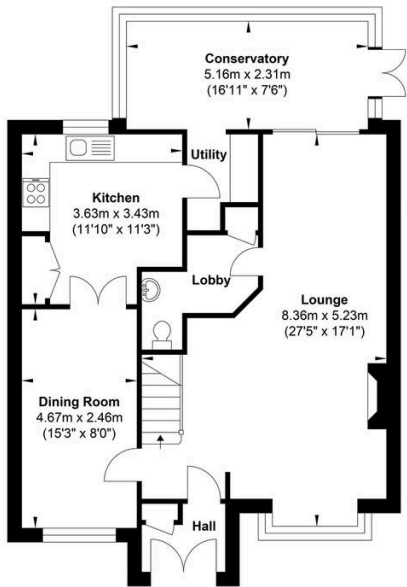
**Reception area /Office with separate WC**

8' 5" x 9' 9" (2.57m x 2.96m)

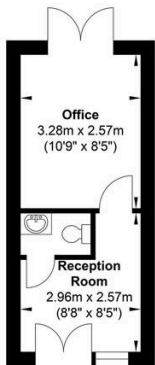
This versatile garage conversion could have many uses for a potential purchaser. Currently used as a holistic treatment room

**Office / Treatment Room** 8' 5" x 10' 9" (2.57m x 3.28m)

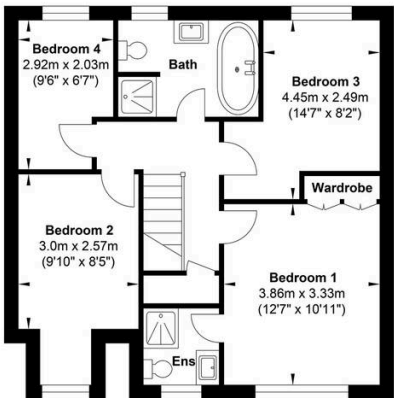
This sanctuary is the ideal place for holistic or beauty treatments however, could also make an ideal work from home space. With the reception to the front.



**Ground Floor**



**Outbuilding**



**First Floor**

Gross Internal Floor Area : 152.94 m2 ... 1646.23 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.