



9 Larch Close, Laindon - SS15 4DY

£410,000 Freehold

This charming 3 Bedroom Semi-Detached house offers the epitome of modern family living. Boasting a detached single garage and a convenient off-street parking space, this property is perfect for those seeking both comfort and practicality. The ground floor features a welcoming lounge area with French doors that lead out to a beautifully maintained garden, complete with a sun deck and pergola draped with lush greenery.

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



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Hallway

Lounge

16' 1" x 10' 7" (4.90m x 3.23m)

Dining Room

12' 9" x 7' 9" (3.89m x 2.35m)

Kitchen

12' 9" x 7' 10" (3.89m x 2.39m)

Landing

Bedroom One

10' 1" x 9' 5" (3.07m x 2.86m)

Bedroom Two

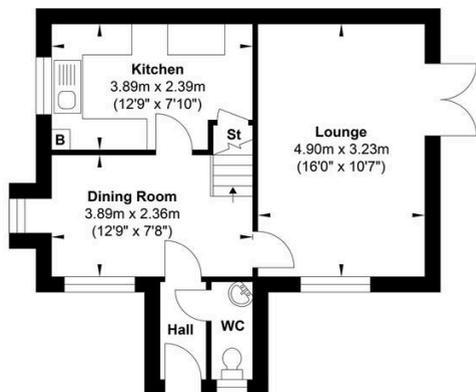
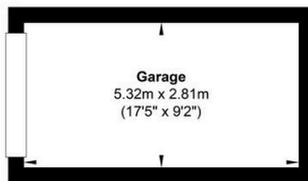
10' 10" x 10' 10" (3.29m x 3.29m)

Bedroom Three

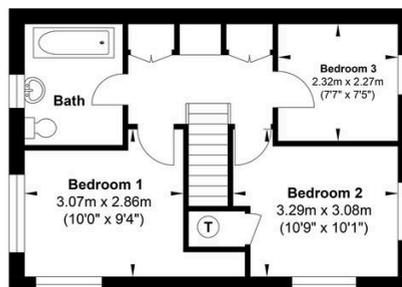
7' 7" x 7' 5" (2.32m x 2.27m)

Bathroom

6' 5" x 6' 3" (1.96m x 1.90m)



Ground Floor



First Floor

Gross Internal Floor Area : 89.62 m2 ... 964.66 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.