

## 23 Larch Close, Laindon - SS15 4DY

£350,000 Freehold

This delightful two-bedroom mid-terraced house exudes charm and warmth. A block paved drive welcomes you, offering convenient parking at the front for two cars, complemented by additional allocated parking at the rear of the property. Immaculately presented, the open lounge and diner invite you inside, seamlessly blending into a well-appointed kitchen on the side. The two double bedrooms boast generous built-in wardrobe storage, providing ample space. Step outside into the low-maintenance rear garden, complete with a convenient gate for easy access to the rear parking area, perfect for enjoying a morning coffee or a summer BBQ.

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



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**Entrance Hall****Lounge / Diner**

14' 5" x 17' 6" (4.39m x 5.34m)

**Kitchen**

7' 5" x 7' 10" (2.26m x 2.40m)

**Landing****Bedroom One**

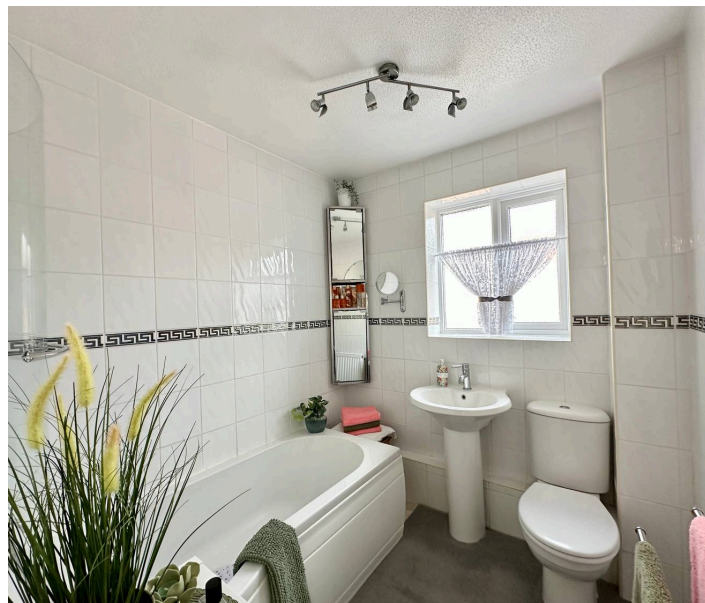
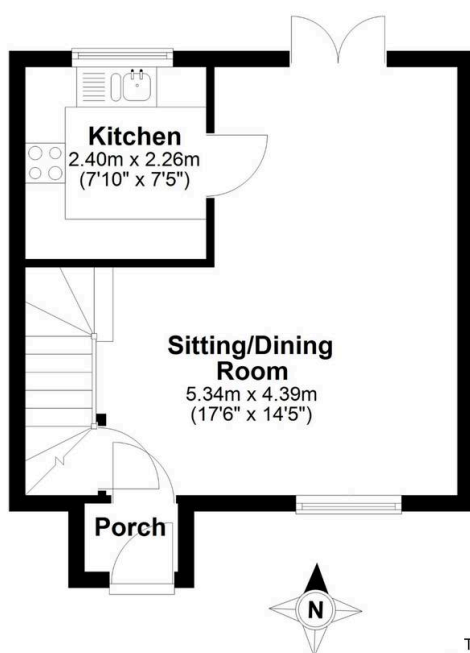
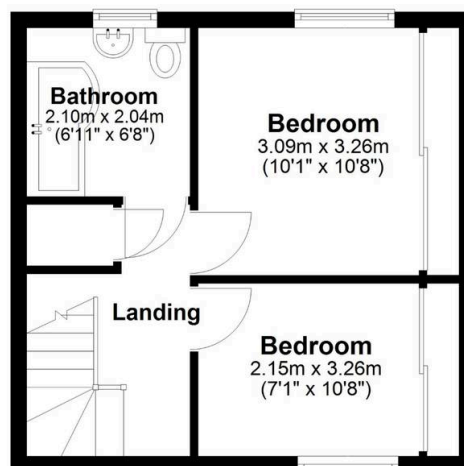
6' 8" x 6' 11" (2.04m x 2.10m)

**Bedroom Two**

10' 8" x 10' 2" (3.26m x 3.09m)

**Bathroom**

6' 11" x 6' 8" (2.10m x 2.04m)

**Ground Floor****First Floor**

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**APPROX INTERNAL FLOOR AREA 59 SQ M (630 SQ FT)**  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate **NOT** to be used for valuation purposes  
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