



80 Bramble Tye, Laindon - SS15 5GS

£450,000 Freehold

A charming 3-bedroom end of terrace house presents a blend of modernity and cottage-like charm. Open plan kitchen diner with French doors to a spacious deck at the rear, ideal for relaxing and entertaining with a well-maintained garden offering a tranquil retreat.

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



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Entrance Hall

Lounge 15' 2" x 12' 11" (4.62m x 3.94m)

Spacious square lounge with laminate flooring

Kitchen / Diner 16' 3" x 10' 10" (4.96m x 3.31m)

Lovely light open plan kitchen / diner leading onto the decked area to the rear via French doors.

Playroom 12' 11" x 7' 8" (3.94m x 2.33m)

Created by the current owners, this room certainly has versatility of use.

Storage area

To front of converted garage with electric roller door to the front.

Landing

Bedroom One 9' 7" x 12' 11" (2.91m x 3.93m)

Double bedroom with access through to the en-suite shower.

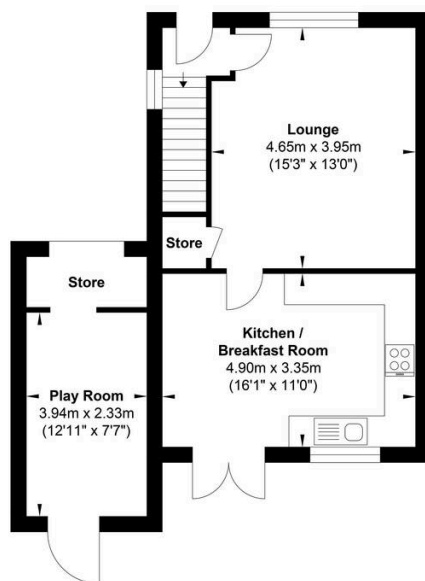
En-suite

Bedroom Two 9' 6" x 10' 11" (2.90m x 3.34m)

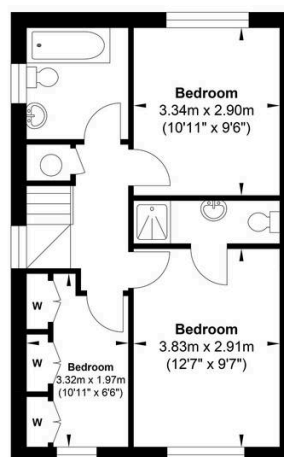
Double bedroom

Bedroom three 10' 11" x 6' 6" (3.32m x 1.97m)

Bathroom 6' 4" x 6' 2" (1.92m x 1.88m)



Ground Floor



First Floor

Gross Internal Floor Area : 91.29 m2 ... 982.63 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.