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# Sylvan Close, Laindon

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Situated within the popular Laindon area, this well-presented three-bedroom mid-terrace home on Sylvan Close offers an excellent opportunity for first-time buyers, growing families, and investors alike. Extending to approximately 1,001 sq ft, including useful storage space, the property provides well-proportioned accommodation throughout and enjoys a convenient location close to schools, parks, transport links, and everyday amenities.

Upon entering the property, you are welcomed by an entrance hall which leads to the ground floor accommodation. The home benefits from a downstairs cloakroom/WC, providing added practicality for modern family living. The kitchen is positioned to the rear of the property and offers a functional layout with ample storage and worktop space. The spacious reception and dining room measures over 20 feet in length, creating a versatile living and entertaining area with plenty of room for both lounge and dining furniture. Double doors open directly onto the rear garden, allowing natural light to flood the room and creating an ideal connection between the indoor and outdoor spaces.

The first floor comprises three bedrooms, including two comfortable double bedrooms and a further single bedroom which could also serve as a nursery, dressing room, or home office. The family bathroom completes the first-floor accommodation. Externally, the property benefits from a driveway providing off-street parking for two vehicles. To the rear, the property enjoys an approximately 35ft garden, offering a combination of patio and lawn areas, making it an ideal space for outdoor dining, entertaining, or family enjoyment. There is also the added advantage of useful external storage.

Sylvan Close is ideally positioned for families and commuters alike. The property is situated within approximately 0.4 miles of Merrylands Primary School and around 0.6 miles from Victoria Park, providing excellent recreational facilities and green open space. Laindon C2C Station is located within approximately 0.6 miles, offering direct rail services into London Fenchurch Street, making this an excellent choice for those commuting into the capital. A variety of local shops, supermarkets, and amenities are also conveniently close by.

Offering generous accommodation, a convenient location, driveway parking, and a private rear garden, this three-bedroom family home presents an excellent opportunity to acquire a well-located property in the heart of Laindon. Early viewing is highly recommended to fully appreciate all that this home has to offer.

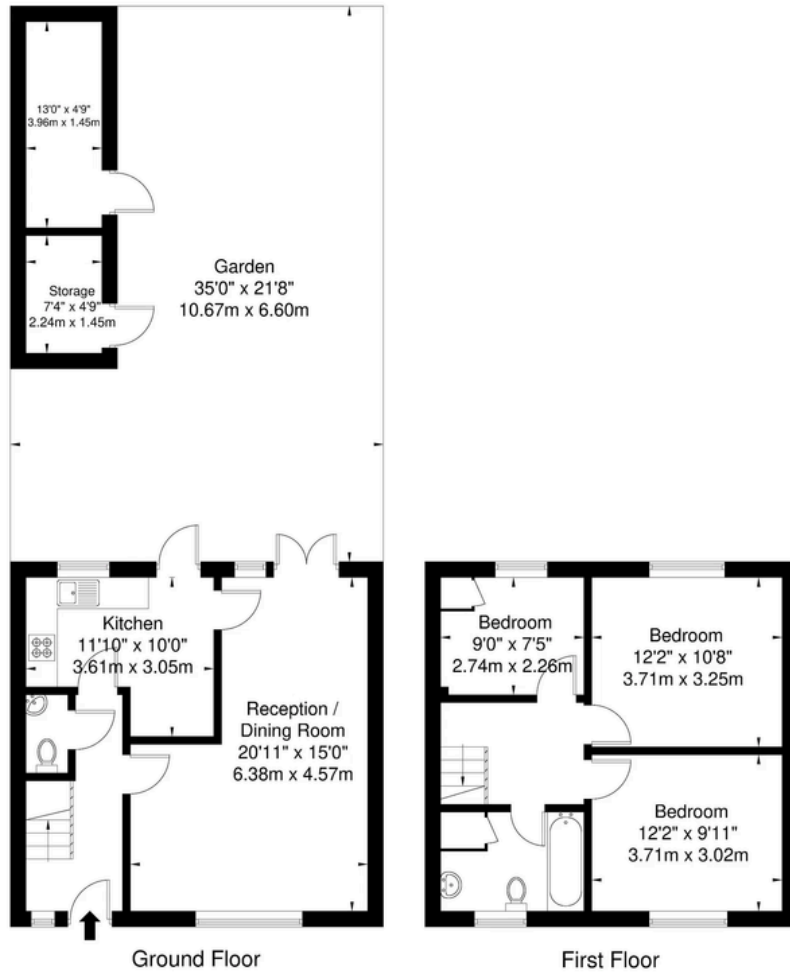
- THREE BEDROOMS MID TERRACE PROPERTY
- DOWNSTAIRS CLOAKROOM/WC
- COVERING APPROX 1,001 SQ FT
- DRIVEWAY FOR TWO VEHICLES
- APPROX 35FT REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- LOCATED WITHIN 0.6 MILES OF VICTORIA PARK
- SITUATED WITHIN 0.4 MILES OF MERRYLANDS PRIMARY SCHOOL
- WITHIN 0.6 MILES OF LAINDON C2C STATION
- COUNCIL TAX BAND D

# Sylvan Close, Laindon, SS15 6FA

Approximate Gross Internal Area = 83.8 sq m / 902 sq ft

Storage = 9.2 sq m / 99 sq ft

Total = 93 sq m / 1001 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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