



## 28 Robinia Close, Laindon – SS15 4HD

£310,000 Freehold

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B



**tyler** estates

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**Entrance Hall**

9' 10" x 8' 9" (3.00m x 2.67m)

**Cloakroom**

4' 1" x 2' 5" (1.25m x 0.74m)

**Kitchen**

9' 7" x 5' 6" (2.92m x 1.68m)

**Lounge/ Diner**

14' 4" x 11' 6" (4.37m x 3.50m)

**Landing**

**Bedroom One**

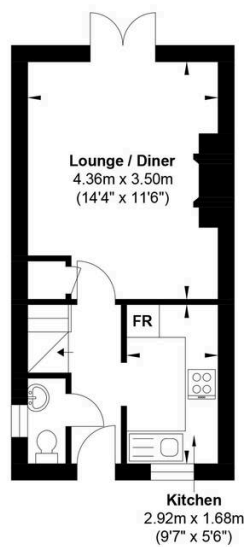
8' 5" x 11' 6" (2.56m x 3.50m)

**Bedroom Two**

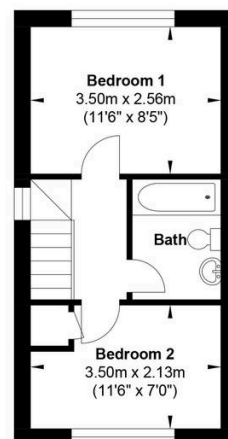
7' 0" x 11' 6" (2.13m x 3.50m)

**Bathroom**

7' 3" x 5' 4" (2.21m x 1.63m)



**Ground Floor**



**First Floor**



Gross Internal Floor Area : 50.90 m2 ... 547 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.