



## 4 Yew Close, Laindon – SS15 4EU

£375,000 Freehold

This beautifully presented three bedroom home ideal for first time buyers and growing families alike. The property is offered with a complete chain above, ensuring a smooth and straightforward purchase process. Step inside to discover a spacious lounge and dining area with patio doors that seamlessly connect the interior to the garden beyond. The modern kitchen comes fully equipped with appliances that will remain, including a fridge/freezer, washing machine and dishwasher, making it move-in ready from day one. Upstairs, three well-proportioned bedrooms await, with bedroom two benefitting from fitted wardrobes that provide ample storage space. Council Tax band: D ~ EPC Energy Efficiency Rating: C



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## Hallway

## Lounge/Diner

21' 7" x 10' 6" (6.59m x 3.21m)

## Kitchen

11' 8" x 7' 11" (3.55m x 2.42m)

## Bedroom One

10' 8" x 9' 7" (3.24m x 2.91m)

## Bedroom Two

11' 10" x 7' 8" (3.60m x 2.33m)

## Bedroom Three

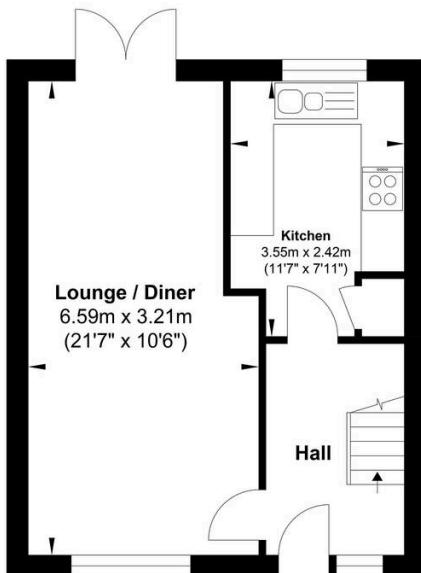
9' 9" x 8' 6" (2.96m x 2.60m)

## Bathroom

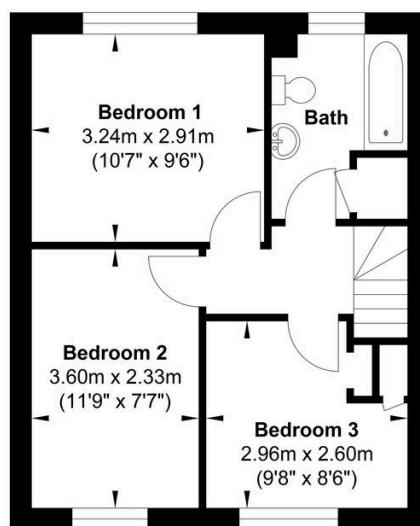
8' 5" x 6' 8" (2.57m x 2.03m)



Enhanced with AI by SIR



Ground Floor



First Floor

Gross Internal Floor Area : 69.01 m<sup>2</sup> ... 742.81 ft<sup>2</sup>

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.