



**8 Church Road, Laindon, Basildon, SS15 4EH**

**Guide Price £450,000**

- THREE BEDROOMS
- NO ONWARD CHAIN
- ENSUITE AND BATHROOM
- BUILT IN STORAGE
- NOAK BRIDGE LOCATION
- SEMI DETACHED BUNGALOW
- 28FT LOUNGE / DINER
- GARAGE WITH ELECTRIC DOOR
- DRIVEWAY FOR 3+ CARS
- SOUTH WEST FACING GARDEN

Offered with no onward chain, this well-presented three-bedroom semi-detached bungalow is situated in the popular Noak Mead area and benefits from a 50ft south-westerly facing rear garden, driveway parking for 3+ vehicles, and a detached garage with recently fitted electric door. The accommodation comprises an entrance hall leading through to a bright 28ft lounge/diner featuring a brick-built fireplace and a single French door opening onto the rear garden. There is an open-plan fitted kitchen with integrated oven, hob and extraction hood. There are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, and a second bedroom also benefiting from fitted wardrobes. A family bathroom with three-piece suite completes the accommodation. Externally, the property offers a private rear garden ideal for outdoor use, along with ample off-road parking to the front. An excellent opportunity for buyers seeking spacious single-level living in a desirable location.



Council Tax Band: D



Entrance Hall  
10'8 x 3'1

Bedroom One  
14'4 x 12'1

Bedroom Two  
11'0 x 8'4

Ensuite  
6'0 x 5'5

Bedroom Three  
13'9 x 7'8

Lounge / Diner  
28'6 x 12'1

Kitchen  
11'9 x 7'7

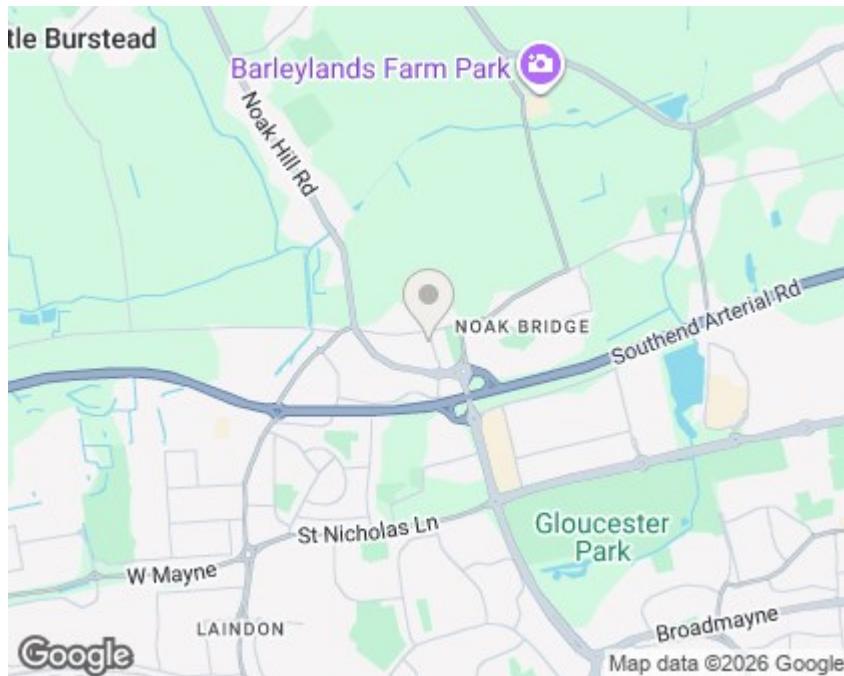
Bathroom  
8'9 x 5'5

Garden  
50ft

South West Facing

Garage  
17'6 x 10'0

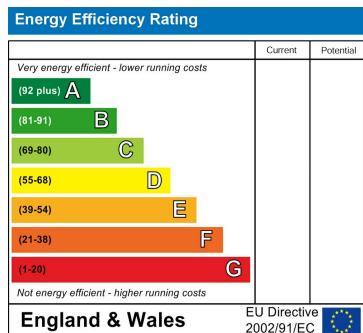




## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:



GROUND FLOOR



This floor plan is for illustrative purposes only. All representations, including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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