



3 Calvinia Close, Laindon – SS15 4FG

£450,000 Freehold

This delightful 3 bedroom semi-detached house offers a perfect blend of modern comforts and tranquil surroundings. The property boasts convenient driveway parking suitable for two cars and a detached garage, providing ample space for your vehicles and storage needs. The stunning open plan kitchen/breakfast room, complete with integrated appliances, making it a hub for family. A bedroom with a charming Juliette balcony adds a touch of elegance, while the nearby Nature Reserve offers a serene escape for nature lovers along with a low maintenance garden with a generous patio area, perfect for al fresco dining or simply soaking up the sun. Council Tax band: D ~ EPC Energy Efficiency Rating: C



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01277 626181

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Kitchen/Breakfast room: 15' 11" x 12' 3" (4.85m x 3.73m)
 Beautifully designed kitchen/breakfast room with a bright modern feel including integrated appliances comprising double oven, gas hob, fridge freezer, washing machine and dishwasher. A wood effect laminate flooring flows seamlessly into the rear study area.

Lounge: 15' 11" x 12' 3" (4.85m x 3.73m)
 A glass panelled door leads into the lounge from the entrance hallway, with the lounge having double aspect windows front and rear, a feature brick wall and archway through to the study.

Study
 Double opening doors with windows to either side bring in lots of light with views over the rear garden.

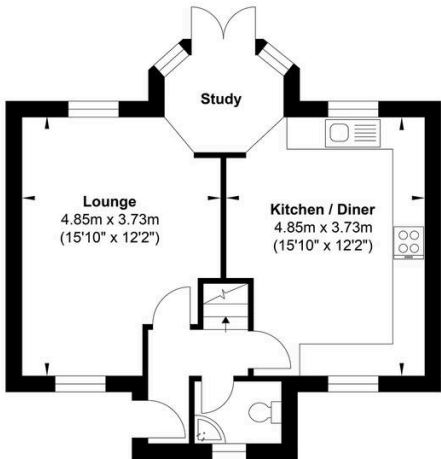
Cloakroom
 Convenient downstairs cloakroom with WC and wash hand basin.

Bedroom One: 10' 4" x 9' 2" (3.15m x 2.79m)
 Main bedroom with Juliette balcony overlooking the garden.

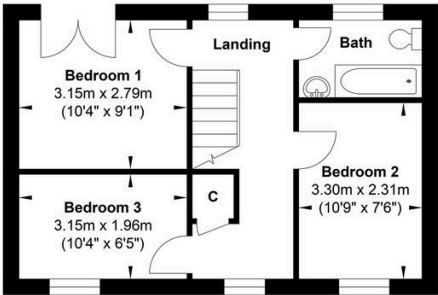
Bedroom Two: 10' 10" x 7' 7" (3.30m x 2.31m)

Bedroom Three: 10' 4" x 6' 5" (3.15m x 1.96m)

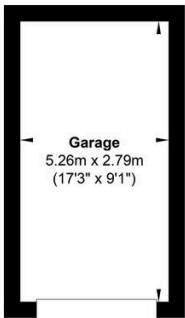
Bathroom
 Tiled bathroom having WC, countertop sink seated on a vanity unit, bath with both mixer taps and shower attachment.



Ground Floor



First Floor



Garage

Gross Internal Floor Area : 93.6 m2 ... 1007.5 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.