



8 Wych Mews, Laindon – SS15 4JG

GUIDE PRICE £350,000 TO £375,000 Freehold

A charming 3 bedroom end of terrace house with a spacious lounge area, perfect for family gatherings, ground floor cloakroom adds a practical touch to the layout, along with a south-facing private rear garden and parking for four vehicles, including two allocated spots, making coming home a stress-free experience.

Council Tax band: D ~ EPC Energy Efficiency Rating: C



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Hallway

Kitchen 8' 11" x 8' 6" (2.73m x 2.60m)

Full range of units with undercounter electric oven, gas hob and extractor with space for washing machine, fridge/freezer and tumble dryer.

Lounge / Diner 15' 4" x 15' 3" (4.67m x 4.66m)

With door to the rear leading to the tranquil garden.

Cloakroom

Situated to the front of the property with WC, wash hand basin and window.

Landing

Light from the side window and access to the boarded loft, with light and ladder.

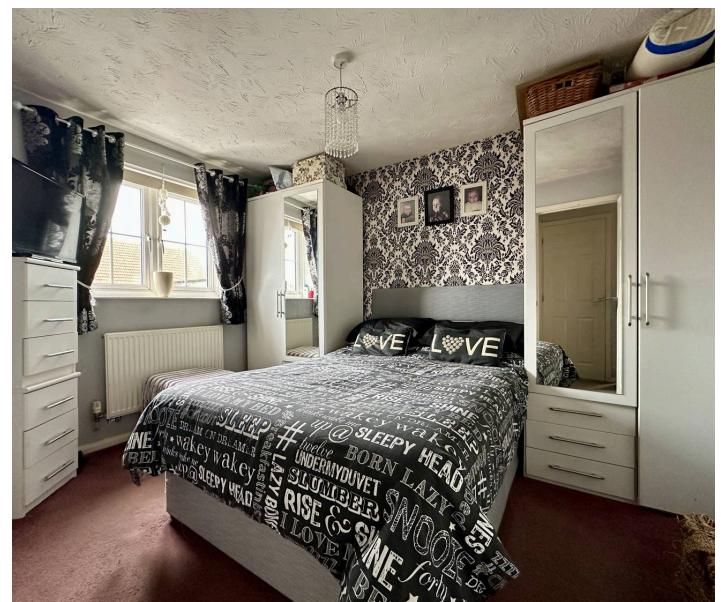
Bedroom One 11' 8" x 8' 10" (3.55m x 2.68m)

Bedroom Two 12' 7" x 7' 11" (3.84m x 2.42m)

Bedroom Three 8' 10" x 7' 1" (2.70m x 2.15m)

Bathroom 6' 3" x 6' 2" (1.90m x 1.89m)

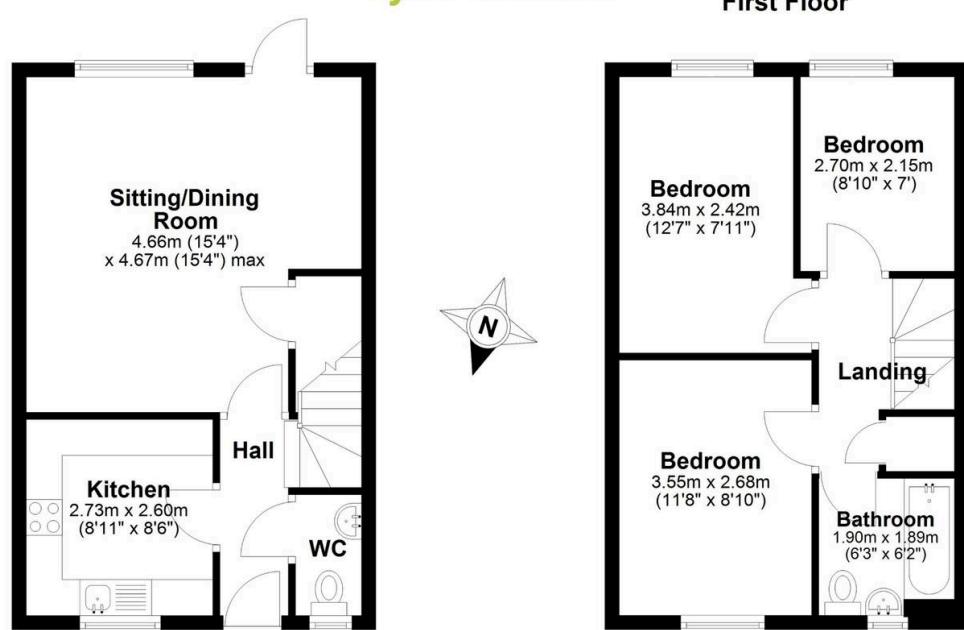
Bath with shower over, WC, wash hand basin and feature arched window.



Ground Floor

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First Floor



APPROX INTERNAL FLOOR AREA 70 SQ M (750 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes
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