



109 Bramble Tye, Laindon – SS15 5GR

£445,000 Freehold

Within the sought-after Noak Bridge location, this charming 3-bedroom mid-terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including two double rooms and a single, ideal to accommodate a growing family

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



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Entrance Hall

Lounge

14' 8" x 12' 9" (4.47m x 3.89m)



Kitchen Diner

16' 2" x 10' 11" (4.93m x 3.34m)

First Floor Landing

Bedroom One

12' 5" x 9' 5" (3.78m x 2.87m)

En-suite

Bedroom Two

10' 5" x 9' 5" (3.18m x 2.87m)

Bedroom Three

10' 4" x 6' 4" (3.15m x 1.93m)

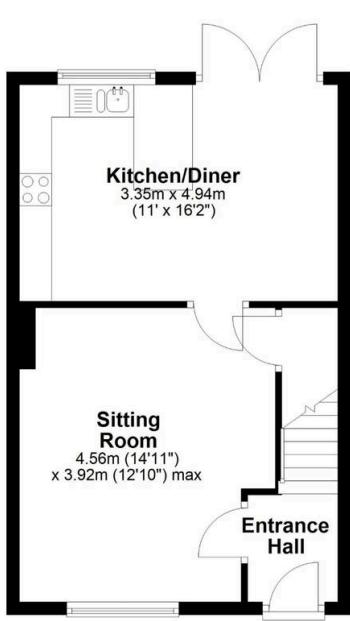
Family Bathroom

6' 5" x 6' 3" (1.96m x 1.90m)

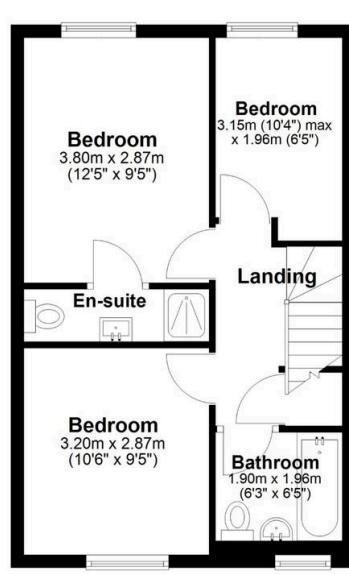
External Bar



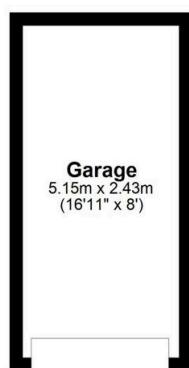
Ground Floor



First Floor



Outbuilding



APPROX INTERNAL FLOOR AREA 79 SQ M (850 SQ FT) OUTBUILDING 13 SQ M (130 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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