



9 Calvinia Close, Laindon – SS15 4FG

£650,000 Freehold

Located in a peaceful cul-de-sac within the sought-after village of Noak Bridge, this beautifully presented four-bedroom detached family home set over three floors offers an exceptional blend of comfort, style, and versatility, perfect for modern family living. This home is offered with the forward chain complete, ensuring a smooth and swift move for the next owners. Council Tax band: F ~ EPC Energy Efficiency Rating: C



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Entrance Hall
Cloakroom
2' 9" x 5' 9" (0.84m x 1.75m)

Lounge
14' 8" x 12' 7" (4.47m x 3.84m)

Kitchen/Diner
22' 1" x 9' 3" (6.73m x 2.82m)

Landing

Bedroom One
11' 8" x 9' 3" (3.56m x 2.82m)

En - Suite
5' 8" x 6' 2" (1.73m x 1.88m)

Bedroom Two
9' 9" x 9' 4" (2.97m x 2.84m)

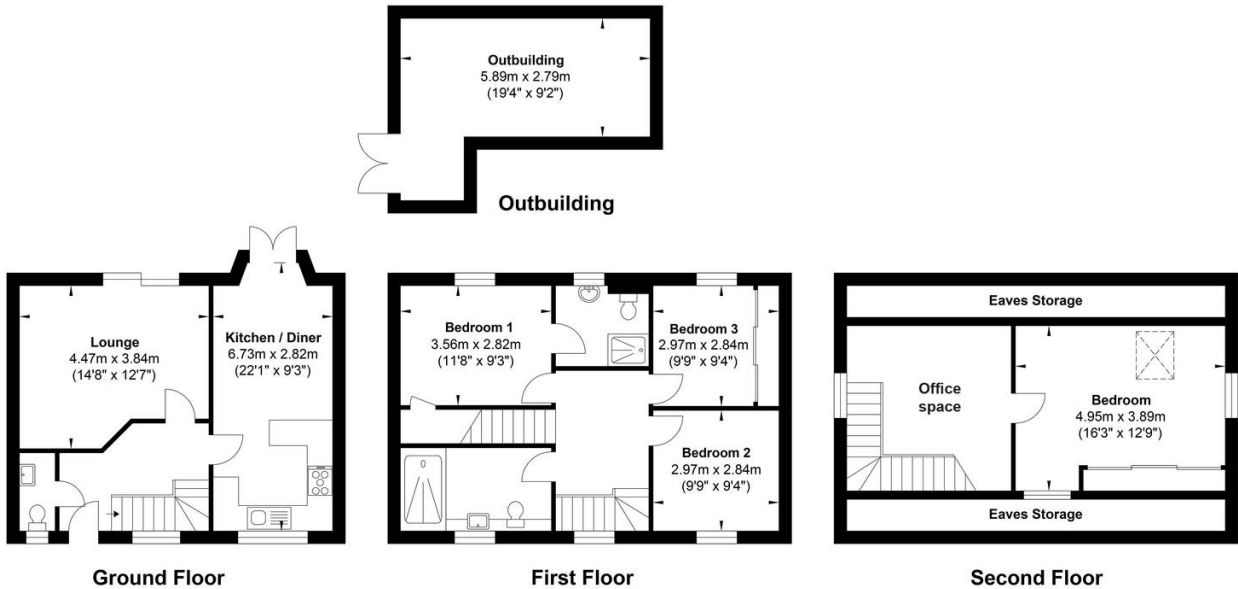
Bedroom Three
9' 4" x 9' 9" (2.84m x 2.97m)
Currently used as a dressing room

Shower Room
6' 2" x 6' 5" (1.88m x 1.96m)

Landing/Office Space

Bedroom Four
9' 4" x 7' 4" (2.84m x 2.24m)

Outbuilding
9' 2" x 19' 4" (2.79m x 5.89m)



Gross Internal Floor Area : 148.51 m2 ... 1598.54 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.