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ESTABLISHED 1894
**Hilbery
Chaplin**

Ref: LAI260079



Offering approximately 845 sq. ft. of accommodation, this property presents an excellent opportunity for a range of buyers looking to create a home tailored to their own tastes and requirements.

The ground floor benefits from a rear extension, providing generous living accommodation whilst including both a study and downstairs bedroom, suiting a variety of lifestyles. Whether you're looking for additional family space or room to entertain, the layout offers plenty of flexibility, also including a downstairs W/C for comfort.

Upstairs, the property shows off 2 well-proportioned bedrooms together with a family bathroom, creating more practical accommodation for families, first-time buyers or those looking to really make this house their family home with their own stamp.

Externally, the property benefits from off-street parking via a single driveway to the front. There is potential to create additional parking for two vehicles, subject to the necessary permissions for a dropped kerb. The rear garden also enjoys the added convenience of gated rear access, providing practical access for bicycles, garden equipment or general day-to-day use.

Conveniently located close to a range of local amenities, the property enjoys easy access to local shops such as Lidle an approximate 10 minute walk away, well-regarded schools such as Merrylands Primary School and James Hornsby Secondary School and excellent transport links, making it a practical choice for commuters and families alike.



Asking Price £385,000
To View Call 01268 416661

New Century Road
Laindon

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Agents Note - Some photos have been modified using AI, these have a mark in the bottom left stating 'Digitally Altered'. Within these photos, there have been no changes made to the permanent features, just the decoration of said rooms.



The EPC for this property is available upon request.



Nobody is better qualified to sell your home!

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