



DAVID ABBOTT

Estate Agents

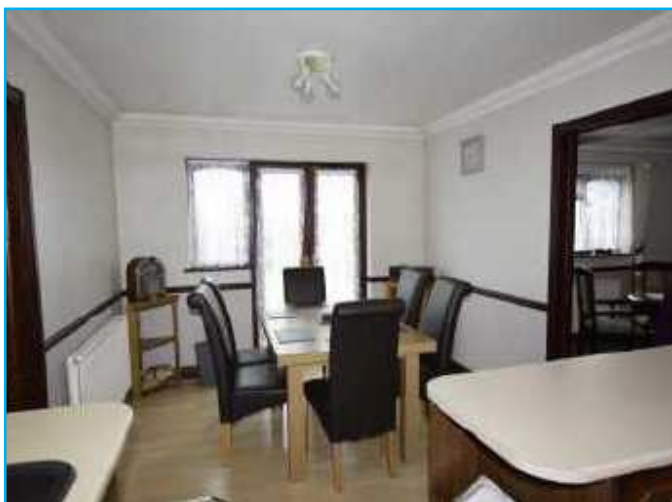


Highlands Road, Basildon, SS13 2JA

Asking price £550,000



DAVID ABBOTT ESTATE AGENTS - Have pleasure in offering to the market this DETACHED property that has been occupied by the same family since it was built by them. The property offers AMPLE accommodation with lounge, dining room, kitchen/diner, hallway, cloakroom and utility room to the GROUND floor. To the first floor there are FOUR good sized bedrooms, shared en-suite and family bathroom, with stairs leading to a large loft room. Energy C 69.



Entrance

Entrance door.

Hallway

Coved and textured ceiling with two ceiling rose's, radiator, doors off, stairs to first floor.

Cloakroom 7'2 x 3'0 (2.13m x 0.91m)

Obscure lead lite window to front aspect, coved to smooth ceiling, low flush w/c, wash hand basin, radiator, tiled floor.

Kitchen/Diner 21'0 x 9'6 (6.40m x 2.90m)

Kitchen. Range of eye and base level units, roll top work surfaces, tiled splash backs, integrated oven and hob with extractor over, one and quarter sink with drainer and mixer taps, integrated fridge.

Dining Area. French doors to rear aspect, radiator, coved to smooth ceiling, door to utility area, laminate style flooring.

Utility Room 12'2 x 4'9 (3.71m x 1.45m)

Stable style door to rear aspect, range of eye and base level units, roll top work surfaces, stainless steel sink and drainer, cupboard housing central heating boiler, opening to larder storage, spaces for appliances, radiator.

Dining Room 11'9 x 11'2 (3.58m x 3.40m)

Coved to smooth ceiling, double doors to lounge, radiator, lead lite style window to rear aspect.

Lounge 21'9 x 12'8 (6.63m x 3.86m)

Lead lite window to side and front aspect, coved to smooth ceiling with two ceiling roses, brick built ornamental fireplace, two radiators.

Landing

Doors off, coved and textured ceiling with ceiling rose, radiator. Staircase leading to Loft Rooms.

Bedroom One 13'5 x 13'0 (4.09m x 3.96m)

Lead lite window to front aspect, coved to smooth ceiling with ceiling rose, fitted wardrobes, radiator.

Bedroom Two 14'2 x 12'5 (4.32m x 3.78m)

Lead lite window to front aspect, coved to smooth ceiling with ceiling rose, alcove, radiator, door to en-suite shower room.

En-Suite Shower

Obscure glazed lead lite window to side aspect, wash hand basin, wash hand basin with mixer taps and heated towel rail

Bedroom Three 12'7 x 12'0 (3.84m x 3.66m)

Lead lite window to rear aspect, coved to smooth ceiling with ceiling rose, radiator, door to shared en-suite shower room.

Bedroom Four 14'9 x 8'2 (4.50m x 2.49m)

Lead lite to rear aspect, coved to smooth ceiling with ceiling rose, radiator.

Bathroom 12'7 x 9'2 (3.84m x 2.79m)

Obscure glazed lead lite window to side aspect, low flush w/c, wash hand basin, inset bath with mixer taps and shower attachment, separate shower cubicle, radiator, coved to smooth ceiling.

Loft Room 22'0 x 8'0 (up to Eaves) (6.71m x 2.44m (up to Eaves))

Windows to both side aspects, power and light, eaves storage.

Rear Garden

Commencing with tiered patio area with steps leading to garden, majority laid to lawn with borders, Gazebo and small shed, side access, to the side of the property there is an access to below the property which is ideal for storage.

Garage 22'0 x 8'0 (6.71m x 2.44m)

Up and over door to front aspect, window to side aspect, door to rear aspect, loft space, power and light.

Front Of Property

Off street parking.



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
			69			82	
						61	77

