



Keith
Ashton

Menzies Avenue,
Basildon



61 MENZIES AVENUE

Basildon, SS15 6SY

Guide Price £400,000 - £425,000

****Guide Price £400,000 - £425,000**** Offered with No Onward Chain, this well-presented three-bedroom semi-detached home is ideally positioned in a quiet cul-de-sac within the popular Laindon West area.

The property boasts a spacious and versatile layout, featuring two reception rooms, a modern kitchen and bathroom, a practical utility room, integral garage and three well-proportioned bedrooms.

Conveniently located just a short drive from Laindon train station and offering easy access to the A127, this home combines comfort, practicality, and excellent transport links—making it an ideal choice for commuters and families.

- SEMI-DETACHED FAMILY HOME
- NO ONWARD CHAIN

- THREE BEDROOMS
- CUL-DE-SAC LOCATION

- UTILITY ROOM
- SHORT DRIVE TO LAINDON STATION

- INTEGRAL GARAGE
- EASY REACH OF THE A127



Description

The internal layout commences with an entrance hall that leads into a spacious and comfortable lounge, flowing effortlessly into a well-appointed kitchen. The kitchen is fitted with a range of eye and base level units, complemented by generous worktop space—ideal for everyday living.

From the kitchen, a large utility room provides additional storage, space for white goods, and convenient access to both the rear garden and the integral garage. At the rear of the property, a versatile second reception room offers the perfect space for dining or relaxing, featuring French doors that open directly onto the garden. A ground floor WC completes the accommodation on this level.

Upstairs, the landing provides access to three generously sized bedrooms and a sleek, modern family bathroom.

Outside, the rear garden begins with a paved patio area, leading to a low-maintenance artificial lawn and a decked seating space at the far end. To the front, the driveway provides off-street parking in front of the house and additionally in front of the garage.



The floor plan shows a house with the following rooms and dimensions:

- RECEPTION ROOM:** 14'5" x 8'7" (4.39m x 2.62m)
- KITCHEN:** 14'5" x 10'0" (4.39m x 3.05m)
- UTILITY ROOM:** 10'8" x 7'8" (3.25m x 2.33m)
- GARAGE:** 7'8" x 5'5" (2.33m x 1.65m)
- LOUNGE:** 14'5" x 13'3" (4.39m x 4.05m)
- ENTRANCE HALL**
- WC**
- STORAGE** (multiple locations)
- UP** (stairs)

BEDROOM
9'2" x 7'9"
2.80m x 2.36m

BATHROOM
6'8" x 5'10"
2.02m x 1.79m

TORAG

TORAGE

LANDING

DOWN

BEDROOM
14'1" x 7'9"
4.30m x 2.36m

BEDROOM
14'0" x 6'8"
4.27m x 2.02m

Energy Efficiency Rating

Rating	England & Wales	EU Directive 2002/91/EC
Very energy efficient - lower running costs	82 plus A	89
(81-84) B		
(80-83) C		
(75-79) D		
(70-74) E		
(65-69) F		
(61-64) G		

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	England & Wales	EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	82 plus A	89
(81-81) B		
(80-80) C		
(75-79) D		
(70-74) E		
(65-69) F		
(61-64) G		

Not environmentally friendly - higher CO₂ emissions

Local Authority: Basildon
Council tax band: D
Post code: SS15 6SY

Strictly by prior arrangement with Keith Ashton Estate Agents

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashnton.co.uk