



Bear Estate Agents are understandably enthused to bring to the market, with NO ONWARD CHAIN, this quite remarkable three double bedroom semi-detached 'old-mill cottage' which has been heavily extended and combines a fantastic blend of character and contemporary living to provide a unique and stunning home. The property itself is surrounded by a wealth of greenery, backing onto 'Dunton Hills Golf Course' and faces greenery each way you turn from the property. It is also within walking distance of West Horndon Rail Station.

- Porch Leading To Welcoming Entrance Hall
- Living Room 25'1 x 13'5 Complete With Exposed Brickwork Fireplace
- Master Bedroom 15'5 x 11'4, Bedroom Two 9'11 x 9'10 Plus Bedroom Three 11'7 x 7'3
- Great Sized Rear Garden, Approx 50' x 50' With Side Access And Backing Onto Dunton Hills Golf Course
- Walking Distance To Local Shops, Amenities & West Horndon Rail Station
- Kitchen/Diner 25'1 x 9'7
- Spacious First Floor Landing
- Four-Piece Family Bathroom Suite 10'3 x 9'11
- Double Garage With Utility Area Plus Driveway Parking For Multiple Vehicles
- No Onward Chain

## Tilbury Road

Brentwood

**£600,000**

Guide Price



# Tilbury Road



Guide Price £600,000 - £650,000...

Internally the new owner will be welcomed in via the cosy porch leading into the main entrance hall complete with understairs storage.

Worthy of special mention is the stunning kitchen come diner which measures an incredible 25'1 x 9'7. This space provides ample dining area and an abundance of worktop space and storage within the kitchen. It is also very bright with two large windows servicing the main kitchen area and main dining area. There is a stable door off of the kitchen leading out to the side and into the garden.

Off of the kitchen come diner, and completing the ground floor living accommodation is the equally impressive living room. This measures a further 25'1 x 13'5 complete with feature log burner within an 'exposed' brickwork fireplace which is a fine feature within itself. There are wooden beams within the room which add to the character of the property too. There are double doors leading to the garden alongside a large window which again, provide a wealth of natural light.

Both rooms provide a wonderful environment in which to entertain and relax.

The first floor commences with a spacious landing allowing access to all three bedrooms and the large four-piece family bathroom suite.

The master bedroom measures a generous 15'5 x 11'4 complete with fitted wardrobes and dual aspect windows, bedroom two measures 9'11 x 9'10 whilst bedroom three measures 11'7 x 7'3. All rooms are of a great size which is another fine feature.

Completing the first floor is the large 10'3 x 9'11 four-piece family bathroom suite which consists of the bathtub, shower, washbasin and W/C. There is also a storage cupboard to the bathroom suite.

Externally this home continues to impress and excel with a great sized rear garden, the garden measures approximately 50' in both width and length and has the rare feature of backing onto Dunton Hills Golf Course. This provides open and fantastic views to the rear. There is side access from the garden also which leads to your driveway parking with the current owners having parked four vehicles comfortably when needed before. Additionally, there is a large double garage with a utility area to the rear, this measures 26'4 x 16'3 and is currently used as additional storage.

The property has been heavily extended to the side, having undergone a double-storey side extension back in the 1990's the property is now able to offer spacious and versatile family living accommodation. Throughout the property, you will note exposed brickwork and dark wooden beams which we feel give this home such a fantastic feel to it, and one that truly should be acknowledged firsthand.

Situated just a short walk from West Horndon Rail Station alongside local shops and amenities the location is incredibly family-friendly yet at the same time, incredibly rural being surrounded by greenery.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended as opportunities to acquire homes of this calibre truly are few and far between.

Guide Price £600,000 - £650,000...

Freehold.  
Council Tax Band E.

**Porch**  
3'8 x 3'3

**Entrance Hall**  
8'11 x 6'9

**Kitchen/Diner**  
25'1 x 9'7

**Living Room**  
25'1 x 13'5

**Exposed Brickwork Fireplace Central To Living Area**

**Spacious First Floor Landing**

**Master Bedroom**  
15'5 x 11'4

**Bedroom Two**  
9'11 x 9'10

**Bedroom Three**  
11'7 x 7'3

**Four-Piece Family Bathroom Suite**  
10'3 x 9'11

**Great Sized Rear Garden Approx 50' x 50'**

**Backing Onto Dunton Hills Golf Course**

**Side Access**

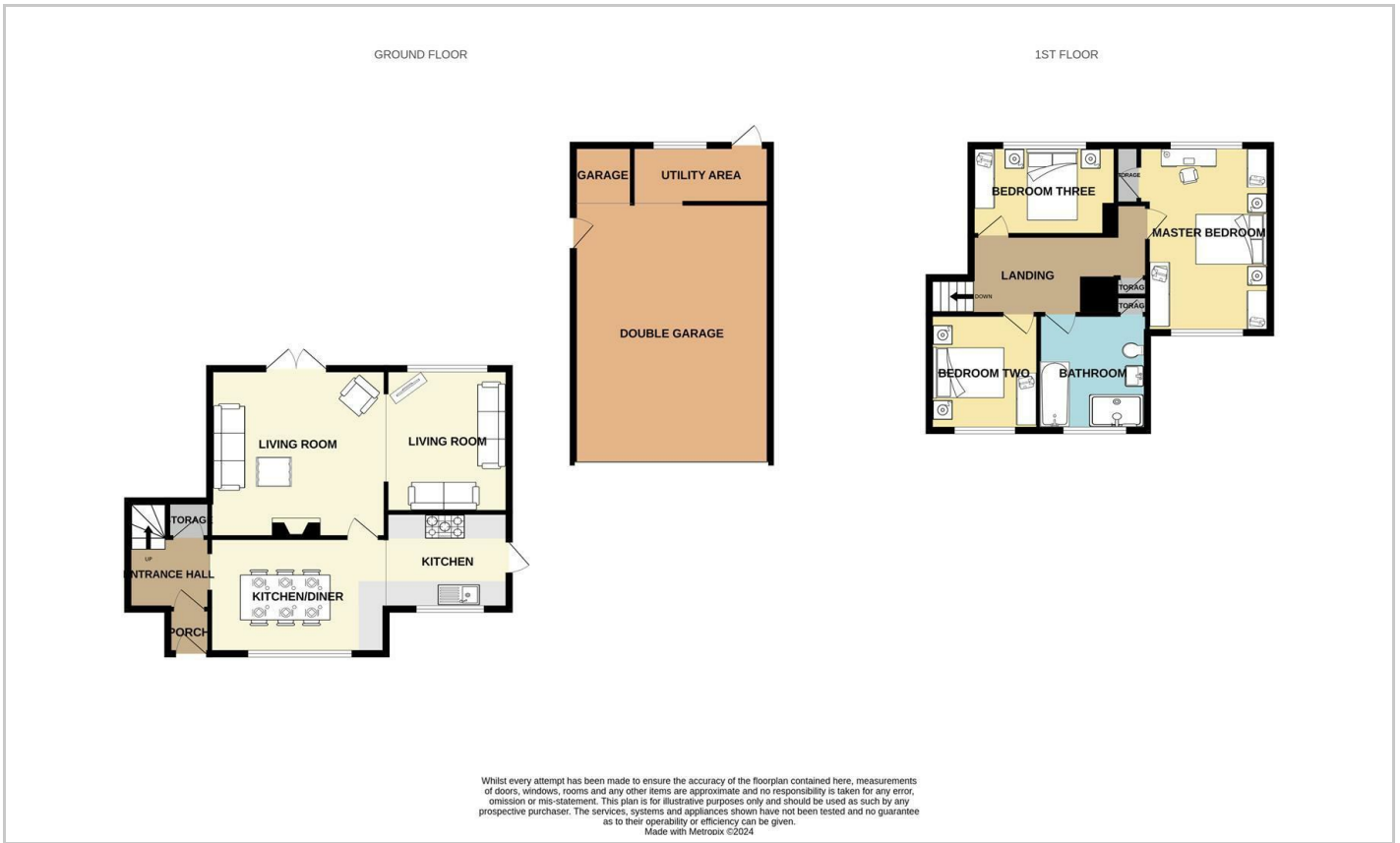
**Double Garage**

**Ample Driveway Parking**

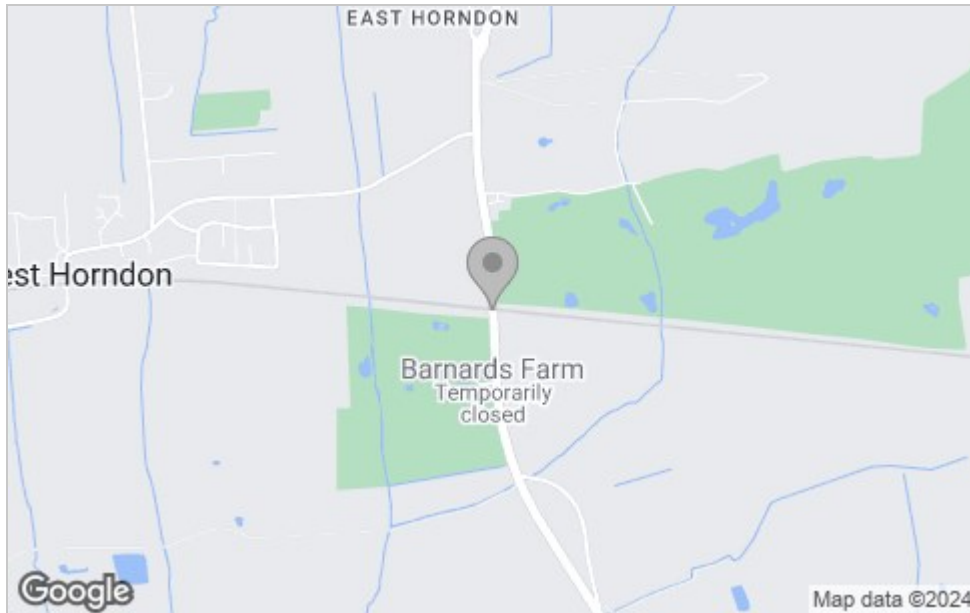
**Surrounded By Greenery**



# Floor Plan



# Area Map



# Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

