



Bear Estate Agents are absolutely thrilled to bring to the market, with NO ONWARD CHAIN, this deceptively spacious two-bedroom semi-detached bungalow which sits proudly on a fantastic plot which stretches in excess of 150' from front to back with a rear garden approximately 95' in length. The property also profits from driveway parking and a garage, plus being situated in the highly desirable Langdon Hills location.

- Two Bedroom Semi-Detached Bungalow In Popular & Family Friendly Location
- Lounge/Diner 14'10 x 11' Plus Bright & Airy Conservatory 12'10 x 8'10
- Shower Room 6'4 x 5'7
- Garage With Shared Driveway Plus Parking
- Short Walk From Langdon Hills Recreation Ground
- Master Bedroom 12'3 x 10'10 Plus Bedroom Two 9'5 x 9', Both With Fitted Wardrobes
- Kitchen 10'11 x 9'4
- Incredible Plot With Large Rear Garden Approx 95' In Length
- Walking Distance To Local Shops, Amenities, Rail Links Direct Into London
- No Onward Chain

Shelly Avenue

Basildon

£350,000

Guide Price



Shelly Avenue



Guide Price £350,000 - £375,000..

Internally the new owner will be welcomed in via the inviting entrance which allows access to all remaining rooms.

The two bedrooms are well sized, the master bedroom measures 12'3 x 10'10 with fitted wardrobes and a large fitted cupboard whilst bedroom two measures 9' x 9'5, again, with fitted wardrobes.

Worthy of special mention is the incredible lounge come diner which measures 14'10 x 11' with a feature fireplace central to the room. This leads onto and into the bright and airy conservatory which measures 12'10 x 8'10. Both rooms interlink with one another fantastically.

The kitchen measures 10'11 x 9'4 providing ample worktop space and storage space.

Completing the accommodation is the shower room, measuring 6'4 x 5'7 and consisting of W/C, washbasin and large walk-in shower.

Externally this home continues to impress and excel with an incredible rear garden which measures approximately 95' in length and has the potential to be cleared and landscaped into a beautiful space. There is also a garage to the rear of the property accessible via the shared driveway. To the front there is potential for driveway parking.

Situated within walking distance of local shops, amenities and rail links direct into London the location offers something for all ages and for all of the family. The property is also just a short walk from Langdon Hills Recreation Ground. The location is extremely family-friendly and highly desirable.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended as opportunities such as this truly are few and far between.

Freehold.
Council Tax Band = C
Amount = £1690.88

Two Bedroom Semi-Detached Bungalow

Inviting Entrance Hall

Master Bedroom

12'3 x 10'10

Bedroom Two

9'5 x 9'

Lounge/Diner

14'10 x 11'

Kitchen

10'11 x 9'4

Conservatory

12'10 x 8'10

Shower Room

6'4 x 5'7

Large Rear Garden Approx 95' Long

Garage

Parking

Requiring Refurbishment

Popular & Family-Friendly Location

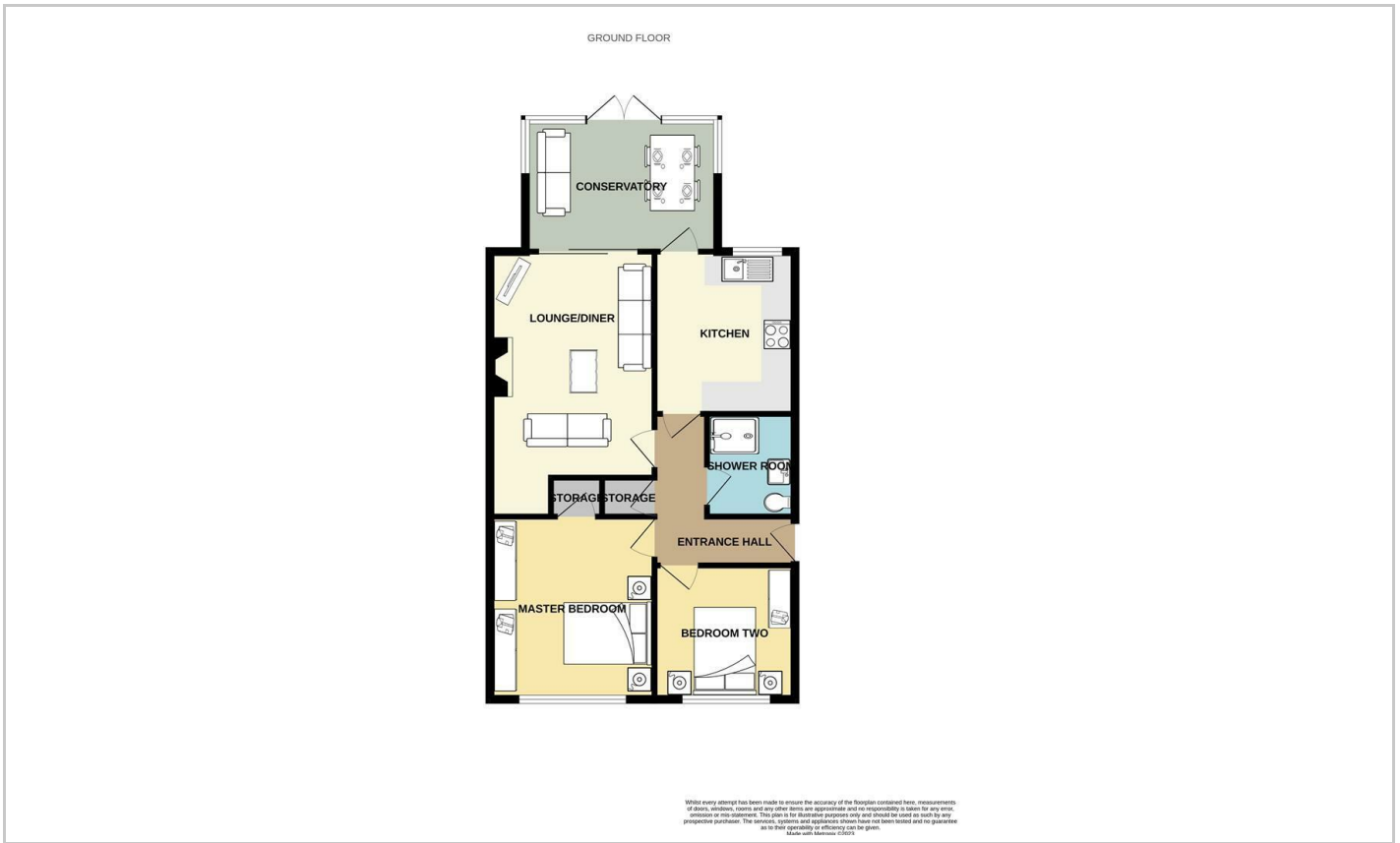
Walking Distance To Local Shops & Amenities

Walking Distance To Rail Links Into London

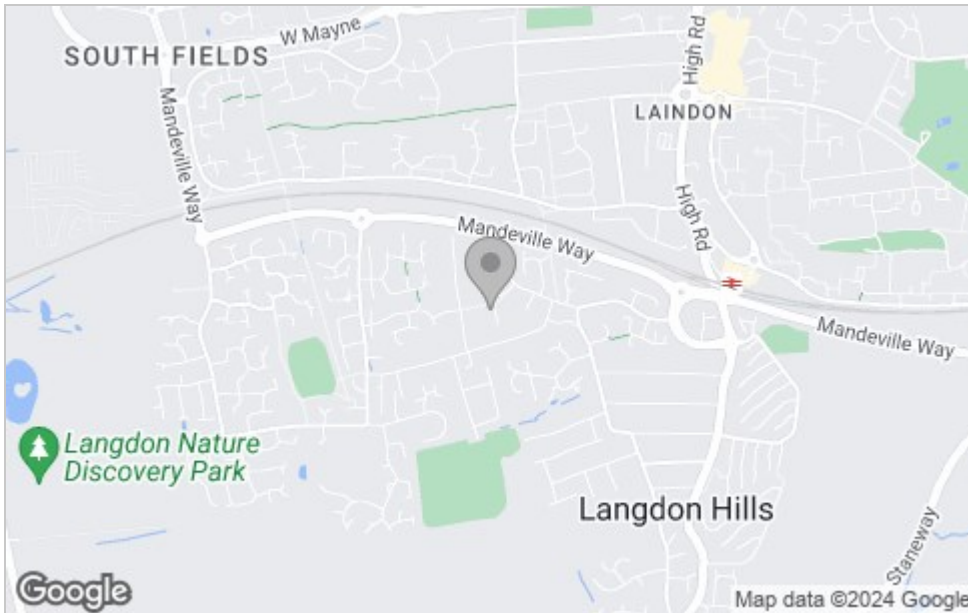
No Onward Chain



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 basildon@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

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