



Bear Estate Agents are understandably enthused to bring to the market this quite exquisite four double bedroom family home which has been heavily extended and profits from generous living accommodation, a huge south-facing rear garden in excess of 100' plus the most favourable of locations within Lee Chapel South close to a vast array of local amenities and surrounded by an abundance of greenery and open green space.

- Porch Plus Spacious Entrance Hall Complete With Ground Floor W/C
- Home Office 12'2 x 8'10
- Master Bedroom 13'9 x 10'4 With En Suite 10'4 x 4'9, Bedroom Two 13' x 9', Bedroom Three 13' x 9' Plus Bedroom Four 11'3 x 8'2
- Huge South Facing Rear Garden In Excess Of 100' With Side Access
- Nestled Toward The End Of A Quiet & Family-Friendly Cul De Sac
- Kitchen 11'4 x 8' Alongside Utility Room 12'2 x 5'2
- Living Room 18'3 x 17'5 Plus Dining Room 12'11 x 11'
- Family Bathroom Suite 8'2 x 6'9
- Wealth Of Driveway Parking & Area Of Front Garden Laid To Lawn
- Popular & Family-Friendly Location With Walking Distance Of Town Centre & Rail Links Into London

## Edgecotts

Basildon

**£600,000**

Guide Price





# Edgescotts



Guide Price £600,000 - £625,000...

Internally the new owner will be welcomed in through the family-friendly porch and into the striking and spacious entrance hall complete with a ground floor W/C and storage space under the stairs. The porch measures 4'8 x 3'11 and the ground floor W/C measures 5'2 x 3'3.

The smart kitchen suite measures 11'4 x 8' and leads into the practical utility room which measures a further 12'2 x 5'2. Both rooms interlink perfectly with one another and together they provide a wealth of both worktop space and storage space.

Off of the utility room is the garage conversion, currently acting as a home office and measuring 12'2 x 8'10 this could be utilised to suit the new owners requirements and could act as a home gym, a children's playroom, a home office to name but a few options.

Completing the ground floor living accommodation is the huge living and dining area. The main living area measures 18'3 x 17'5 with doors opening onto and into the dining room, a further 12'11 x 11'. Both rooms interact with one another perfectly and create a fantastic environment in which to both entertain and relax. Both the living area and the dining area look out onto the huge south-facing rear garden.

The first floor commences with a spacious landing allowing access to all four double bedrooms and the main family bathroom suite.

The master bedroom measures an incredible 13'9 x 10'4 complete with an en suite shower room which consists of the shower, washbasin and W/C. Bedroom two measures 13' x 9', bedroom three measures 13' x 9' too whilst bedroom four remains a very generous 11'3 x 8'2. The bedroom sizes, all being double bedrooms is a fine feature within itself.

Completing the first floor is the main family bathroom suite which measures 8'2 x 6'9 and consists of the W/C, washbasin and bathtub with overhead shower.

Externally this home continues to impress and excel with a quite breathtaking south-facing rear garden which measures in excess of 100' and in excess of 40' in width. The garden is perfect for growing and already larger families and could, subject to permissions lend itself toward further extensions and/or outbuildings.

To the front, the property has a wealth of driveway parking and a pleasant area of garden laid to lawn.

This home has already been heavily extended to the side, double-storey which creates the generous living accommodation and the current owners have added to the accommodation with a superb finish throughout.

Nestled toward the bottom of a quiet and family-friendly cul de sac with no through traffic the location is incredibly family-friendly.

Situated within walking distance of the town centre and rail links direct into London plus being within close proximity of the 'Outstanding' Lee Chapel Primary School and Nursery the location is incredibly family-friendly and one of the most sought-after locally.

Internal viewings come strongly recommended so that one can appreciate firsthand the time, care and attention to detail that the current owners have invested into bringing this home as close to perfect as one could hope for.

Guide Price £625,000 - £650,000...

Freehold.  
Council Tax Band E.  
Amount £2506.90.

## **Porch**

4'8 x 3'11

## **Striking & Spacious Entrance Hall**

### **Ground Floor W/C**

5'2 x 3'3

### **Kitchen**

11'4 x 8'

### **Utility Room**

12'2 x 5'2

### **Home Office**

12'2 x 8'10

### **Living Room**

18'3 x 17'5

### **Dining Room**

12'11 x 11'

## **First Floor Landing**

### **Master Bedroom**

13'9 x 10'4

### **En Suite Shower Room**

10'4 x 4'9

### **Bedroom Two**

13' x 9'

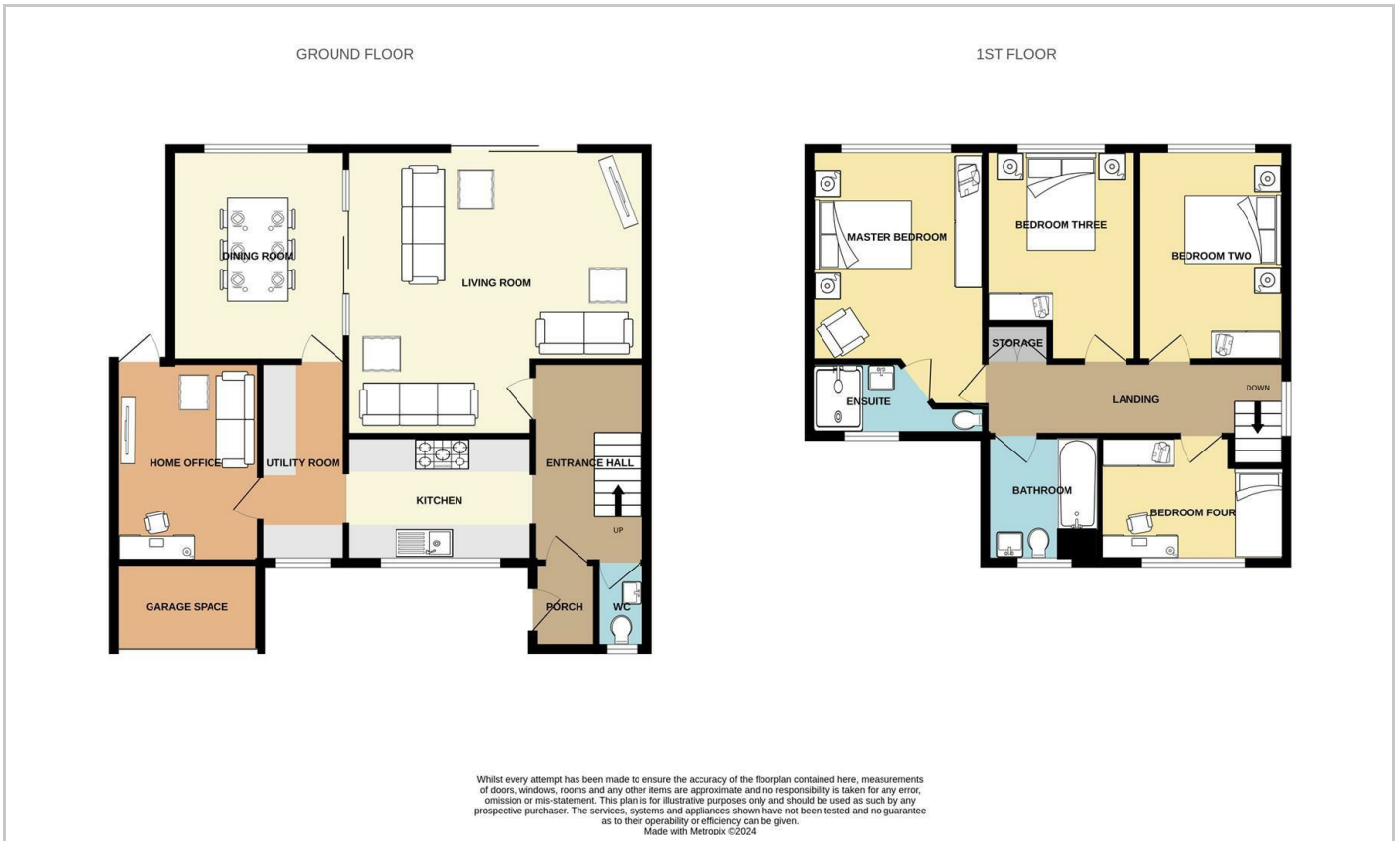
### **Bedroom Three**

13' x 9'





# 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

