



Bear Estate Agents are absolutely delighted to bring to the market, with NO ONWARD CHAIN, this beautifully presented and deceptively spacious three double bedroom family home which profits greatly from driveway parking, a garage, a great sized outbuilding, south facing rear garden plus a most favourable location being situated toward the end of a quiet and family-friendly close with no through traffic.

- Welcoming Entrance Hall Complete With Ground Floor W/C
- Living Room 17'4 x 10'6
- Family Bathroom Suite 6'6 x 5'10
- Driveway Parking Plus Garage 17'4 x 7'10
- Walking Distance To Vast Array Of Local Shops & Amenities
- Kitchen/Diner 15'1 x 9'3
- Master Bedroom 15'3 x 8'9, Bedroom Two 10'7 x 10'4 Plus Bedroom Three 10'3 x 8'4
- South Facing Rear Garden With Side Access & Outbuilding 12' x 10'10
- Quiet & Family Friendly Close With No Through Traffic
- No Onward Chain

## Southview Road

Basildon

**£375,000**

Offers In Excess Of



# Southview Road



Internally the new owner will be greeted by a striking and spacious entrance hall complete with both understairs storage and a ground floor W/C. The entrance hall also provides access to the large kitchen come diner and the sizeable living room.

The kitchen come diner measures a generous 15'1 x 9'3 and provides a wealth of both storage and worktop space.

Completing the ground floor is the bright and airy living room which measures a further 17'4 x 10'6 providing the perfect environment in which to both entertain and relax.

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

The master bedroom measures 15'3 x 8'9, bedroom two measures 10'7 x 10'4 whilst bedroom three measures a sizeable 10'3 x 8'4. All three bedrooms are genuine double bedrooms which is a fine feature within itself.

The family bathroom suite completes the first floor and measures 6'6 x 5'10, consisting of the large walk-in shower, washbasin and W/C.

Externally this home continues to impress and excel with a large south facing rear garden complete with side access, access into the garage plus a large outbuilding/summerhouse. The outbuilding measures 12' x 10'10 with power and light and could be used as a home gym, a home office, a home bar or to suit the new owners requirements. The garden has the sun in the warmer months late into the afternoon and into the early evening as it is south facing.

To the front, there is driveway parking for multiple vehicles plus access to the garage. The garage measures 17'4 x 7'10 and could, subject to building regulations lend itself perfectly for a conversion and be bought into the main living accommodation as an additional reception area, ground floor bedroom, children's playroom, given its size the options are endless and it's a great illustration of the properties versatility.

Situated down a quiet and family-friendly close with no through traffic the property is within walking distance of a vast array of local shops and amenities plus just a short distance from Pitsea Town Centre and rail links direct into London. The property is also able to boast strong links to the A13.

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 D.  
Amount £2051.10.

## **Welcoming Entrance Hall**

**Ground Floor W/C**  
3'3 x 3'

**Kitchen/Diner**  
15'1 x 9'3

**Living Room**  
17'4 x 10'6

## **Spacious First Floor Landing**

**Master Bedroom**  
15'3 x 8'9

**Bedroom Two**  
10'7 x 10'4

**Bedroom Three**  
10'3 x 8'4

**Bathroom Suite**  
6'6 x 5'4

## **South Facing Rear Garden**

### **Side Access**

**Outbuilding/Summerhouse**  
12' x 10'10

### **Driveway Parking**

**Garage**  
17'4 x 7'10

## **Quiet & Family Friendly Close**

### **No Through Traffic**

### **Walking Distance To Local Shops & Amenities**

### **Close To Rail Links Direct Into London**

### **Strong Access To A13**

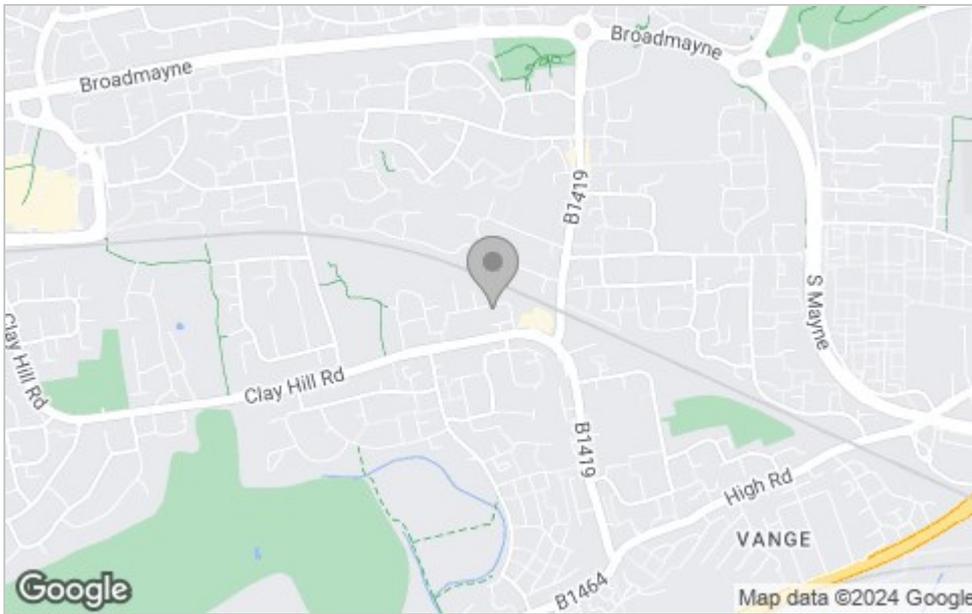
### **No Onward Chain**



# 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.

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# Energy Efficiency Graph

