



GUIDE PRICE £500,000 - £525,000. Bear Estate Agents are incredibly proud to market this exceptional FOUR BEDROOM DETACHED town house! Caxton Way is part of a beautiful estate built 3 years ago and located conveniently within walking distance of local amenities, local schools and bus routes. It is also an easy drive to A127 & A13 commuter roads.

- Lounge (13'10 x 10'6)
- Ground Floor WC
- En-Suite with walk in shower
- Bedroom 3 (13'11 x 10'6)
- Family Bathroom
- Kitchen (13'10 x 14'3 Max)
- Bedroom 1 (12'6 x 9'4)
- Bedroom 2 (10'7 x 10'6) with fitted wardrobes
- Bedroom 4 (13'10 x 7'2)
- South Facing Rear Garden

## Caxton Way

Basildon

**£500,000**

Guide Price



# Caxton Way



This home still feels like new from the moment you enter, having been kept immaculately by the current owners! The ground floor is flooded with light and begins an entrance hall which is uniquely accessible from the front and rear of the property to your own convenience. The kitchen is ultra-modern and boasts integrated appliances and an abundance of surface and cupboard space whilst maintaining enough space for a dining table and chairs. The lounge measures 13'10 x 10'6 and has double doors into the rear garden. There is also a ground floor WC and two storage cupboards to complete the downstairs layout.

The first floor begins with a gorgeous landing, maximising the intake of natural light and casting viewings over the estates walkways and green. The floor hosts two double bedrooms, with the smaller of the two being utilised as a large home office. There is also a faultless three-piece bathroom suite with shower over bath. The top floor hosts another two double bedrooms, with the master benefitting from an en-suite with a walk in shower. The other bedroom has fitted wardrobes. The loft is exceptionally spacious and fully boarded with a pull down ladder.

The corner plot of this home gives the feeling of external space around the property. The rear garden is SOUTH FACING and easy maintenance and there is a tandem driveway to the side/rear of the home. There is also some external storage as a garage supplement.

We cannot stress the importance visiting this home to see it first hand, call us today to arrange your appointment!

**Fantastic Corner Plot**

**Inviting Entrance Hall**

**Lounge (13'10 x 10'6)**

**Kitchen (13'10 x 14'3 Max)**

**Ground Floor WC**

**Bedroom 1 (12'6 x 9'4)**

**En-Suite with walk in shower**

**Bedroom 2 (10'7 x 10'6) with fitted wardrobes**

**Bedroom 3 (13'11 x 10'6)**

**Bedroom 4 (13'10 x 7'2)**

**Family Bathroom**

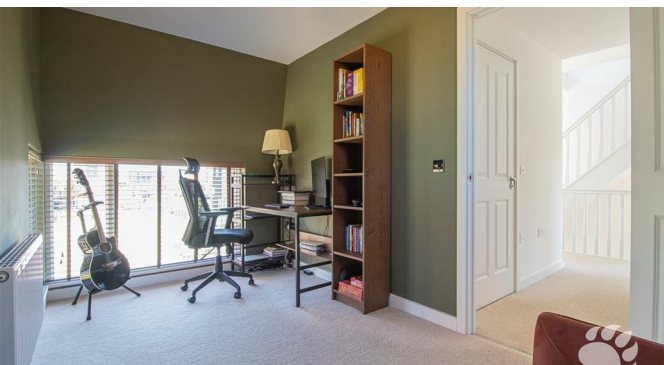
**Ample Storage**

**Large Boarded Loft**

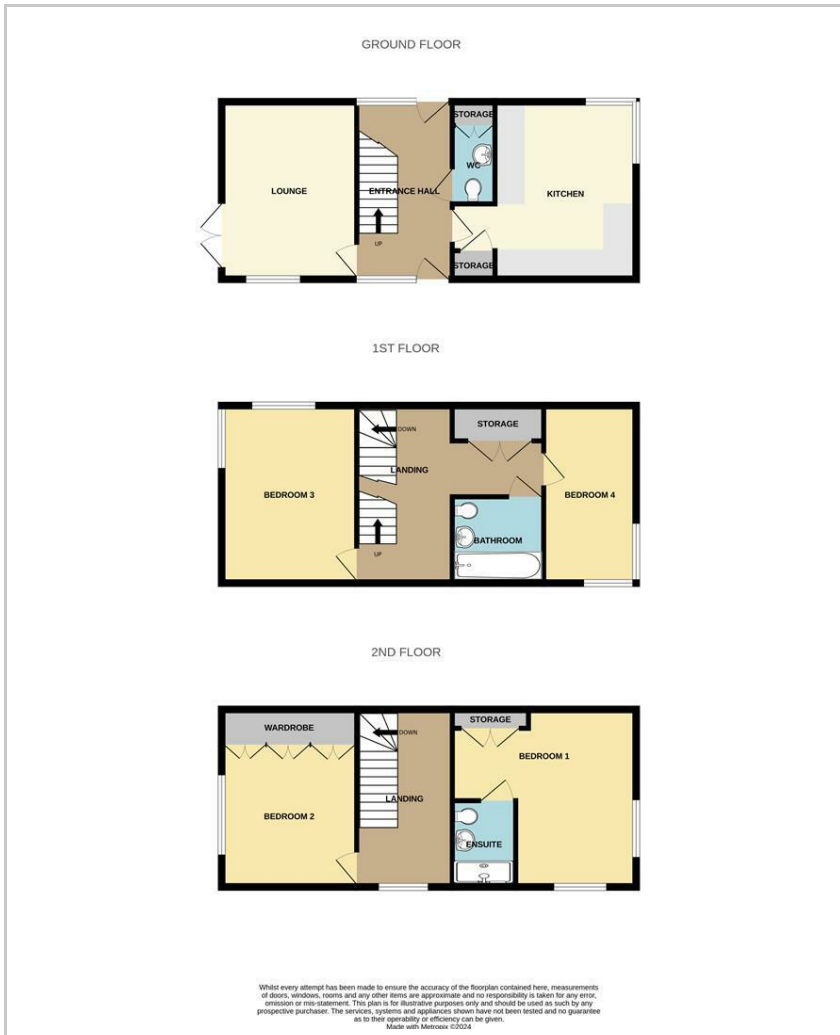
**South Facing Rear Garden**

**Tandem Driveway**

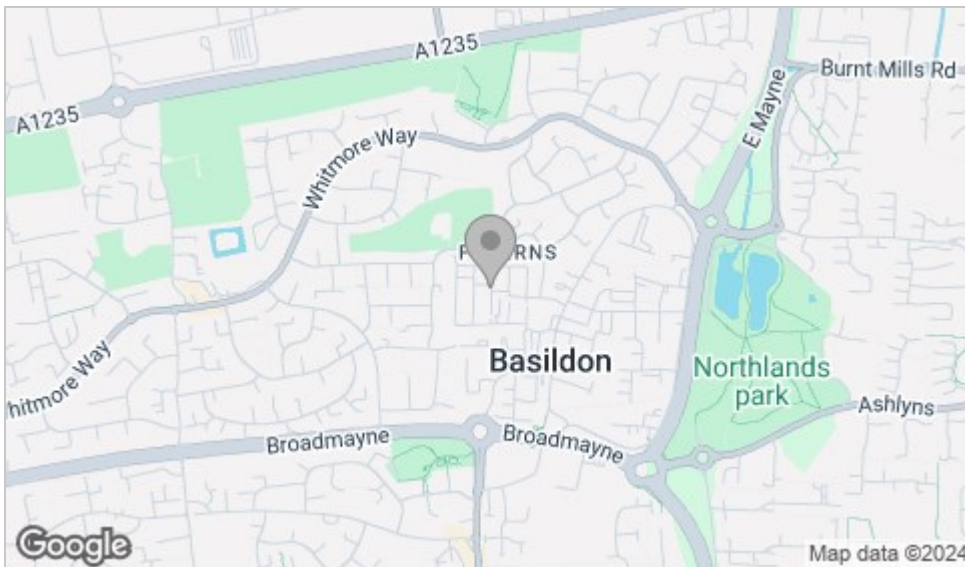
**Gorgeous Views**



# 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

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