



Bear Estate Agents are absolutely thrilled to bring to the market this deceptively spacious and lovingly cared for three double-bedroom detached bungalow which sits proudly on a plot in excess of 150' with a stunning south-facing rear garden which measures in excess of 100'. The property benefits from being just a short walk away from local shops, amenities and rail links direct into London.

## Tyler Avenue

Basildon

**£475,000**

Guide Price

- Welcoming Entrance Hall
- Living Room 16'1 x 12'6 Plus Conservatory 14'11 x 10'6
- Four Piece Family Bathroom Suite 8'7 x 6'11
- Incredible Plot With Huge South Facing Rear Garden In Excess Of 100'
- Popular & Family Friendly Location
- Kitchen/Diner 12'6 x 11'10
- Master Bedroom 11'10 x 10', Bedroom Two 11'10 x 9'11 Plus Bedroom Three 11'10 x 7', Feature Bay Windows To Bedrooms One & Two
- In & Out Driveway With Ample Parking Plus Garage
- Walking Distance To Local Shops, Amenities & Rail Links Direct Into London
- No Through Traffic Road





# Tyler Avenue



Guide Price £475,000 - £500,000...

Internally the new owner will be greeted by the welcoming entrance hall which allows access to all three double bedrooms, the four-piece family bathroom suite, the living room, and the sizeable kitchen come diner.

The bedrooms are to the front of the property, both the master bedroom and bedroom two profit from feature bay windows. The master bedroom measures 11'10 x 10', bedroom two measures very similar at 11'10 x 9'11 whilst bedroom three measures 11'10 x 7'. All of the bedrooms are sizeable and roomy.

The living room also benefits from a feature bay window and measures an impressive 16'1 x 12'6 providing the perfect area in which to both entertain and relax.

The kitchen come diner measures a further 12'6 x 11'10 and provides a wealth of both worktop space and storage space alongside ample dining space. The bright and airy conservatory comes off of the kitchen come diner and measures a further 14'11 x 10'6. This is currently set up as an additional dining and living area but could of course be utilised to suit the new owner's requirements.

Completing the living accommodation is the four-piece family bathroom suite which measures 8'7 x 6'11 and consists of the bathtub, shower, wash basin and W/C.

Externally this home continues to impress and excel with a breathtaking plot and garden, the plot front to back measures approximately 150' in depth with the stunning south-facing rear garden measuring in excess of 100'. The garden offers the potential for extension, subject to planning and likewise, being a bungalow, subject to planning the new owner has the option to go 'up' as well as out.

The garden also offers side access to leading to the front.

To the front, there is an abundance of driveway parking with an 'in & out' driveway plus a garage.

Situated just a very short walk from local shops, amenities, and rail links direct into London the location offers something for all of the family and for all ages.

Internal viewings come strongly recommended so that one can appreciate and acknowledge firsthand all that this truly wonderful family home has to offer.

Guide Price £475,000 - £500,000...

Freehold.  
Council Tax Band D.  
Amount £2,147.31.

## **Welcoming Entrance Hall**

**Kitchen/Diner**  
12'6 x 11'10

**Living Room**  
16'1 x 12'6

**Conservatory**  
14'11 x 10'6

**Master Bedroom**  
11'10 x 10'

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

**Bedroom Three**  
11'10 x 7'

**Four-Piece Family Bathroom Suite**  
8'7 x 6'11

## **Incredible South Facing Garden In Excess Of 100'**

### **Side Access**

### **In & Out Driveway Offer Ample Parking**

### **Garage**

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

### **Walking Distance To Rail Links Into London**

**Huge Potential For Extensions**  
Subject To Planning

### **Popular & Family Friendly Location**

### **Plot Approximately 150' x 50'**



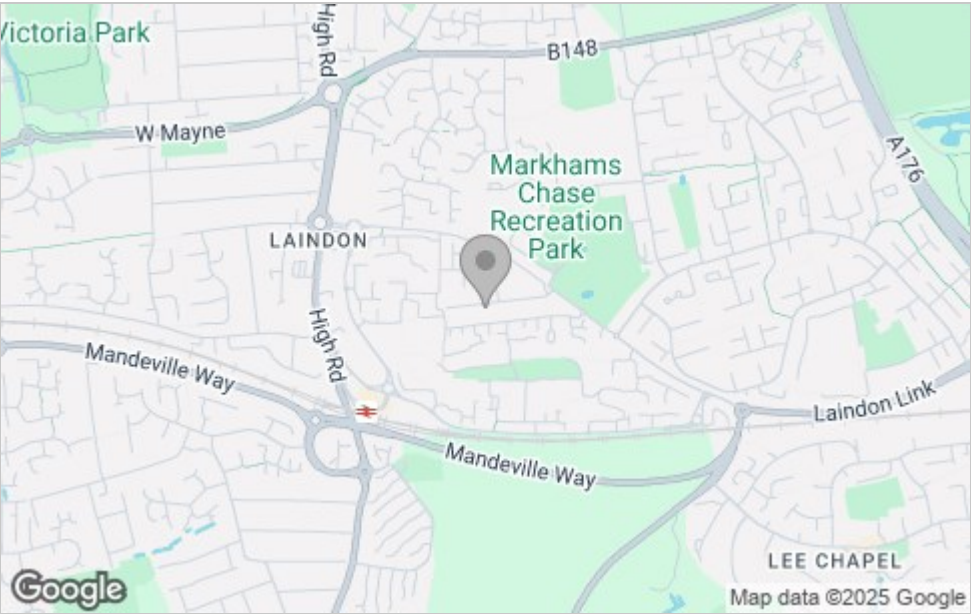




Floor Plan



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

Office: 01268 661215 [basildon@bearestateagents.co.uk](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

