



GUIDE PRICE £300,000 - £325,000. Bear Estate Agents are absolutely thrilled to bring to the market, with NO ONWARD CHAIN, this three double bedroom family home which is located in a quiet and family friendly walkway within close proximity of local shops, amenities and rail links direct into London.

- Welcoming Entrance Hall Complete With Ground Floor W/C
- Kitchen/Diner 20' x 8'5
- Family Bathroom Suite 8'7 x 8'2
- Opening Onto Quiet & Family-Friendly Walkway
- Walking Distance To Pitsea Town Centre & Rail Links Direct Into London
- Living Room 17' x 10'10
- Master Bedroom 14'6 x 8'9, Bedroom Two 11'4 x 9' Plus Bedroom Three 11'3 x 9'1
- Pleasant Rear Garden With Rear Access
- Wealth Of Communal Parking Close By
- No Onward Chain

## High Barrets

Basildon

**£300,000**

Guide Price



# High Barrets



GUIDE PRICE £300,000 - £325,000. Internally, the new owner will be greeted by the most striking and spacious of entrance halls complete with a ground floor W/C. The entrance hall itself measures an impressive 13'1 x 8'11 and we have known these entrance halls to double up as dining areas and home offices given how large they are which is a great illustration of the versatility this home has.

Off of the entrance hall is the main living area which measures 17' x 10'10 and provides the perfect environment in which to both entertain and relax.

Completing the ground floor living accommodation is the large kitchen come diner which measures a further 20' x 8'5. The kitchen itself offers a wealth of both worktop space and storage space.

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

The master bedroom measures 14'6 x 8'9, bedroom two measures 11'4 x 9' whilst bedroom three measures a further 11'3 x 9'1. All three bedrooms are sizeable double bedrooms which is a fine feature within itself.

The family bathroom suite measures an impressive 8'7 x 8'2 and consists of the bathtub with overhead shower, wash basin and W/C.

Externally this home benefits from a pleasant and low maintenance rear garden, with rear access whilst to the front there is a smaller area laid to lawn, this then opens onto a quiet and family-friendly walkway, set back from the road which is another great selling point for younger and growing families alike. Within just a very short walk there is an abundance of communal parking.

Situated within walking distance of Pitsea Town Centre and rail links direct into London the location offers something for all of the family and for all ages.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended so that one can appreciate and acknowledge first hand all that this wonderful home has to offer.

Freehold.  
Council Tax Band C.  
Amount £1,908.72.

## **Welcoming Entrance Hall**

13'1 x 8'11

## **Ground Floor W/C**

## **Living Room**

17' x 10'10

## **Kitchen/Diner**

20' x 8'5

## **Landing**

## **Master Bedroom**

14'6 x 8'9

## **Bedroom Two**

11'4 x 9'

## **Bedroom Three**

11'3 x 9'1

## **Family Bathroom Suite**

8'7 x 8'2

## **Pleasant Rear Garden With Rear Access**

## **Opening Onto Quiet & Family-Friendly Walkway**

## **Wealth Of Communal Parking Close By**

## **Walking Distance To Pitsea Town Centre**

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

## **Great Access To A13**

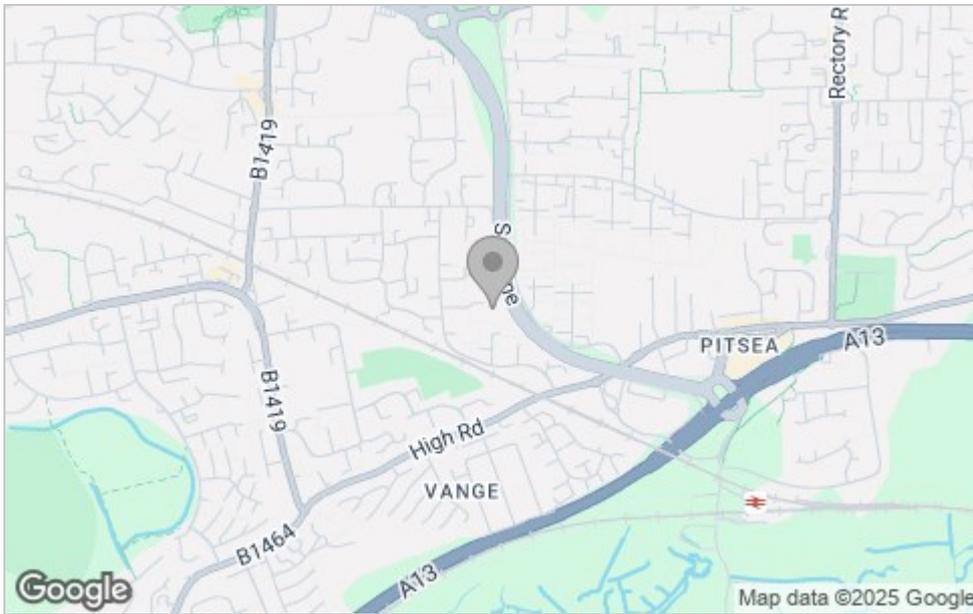
## **No Onward Chain**



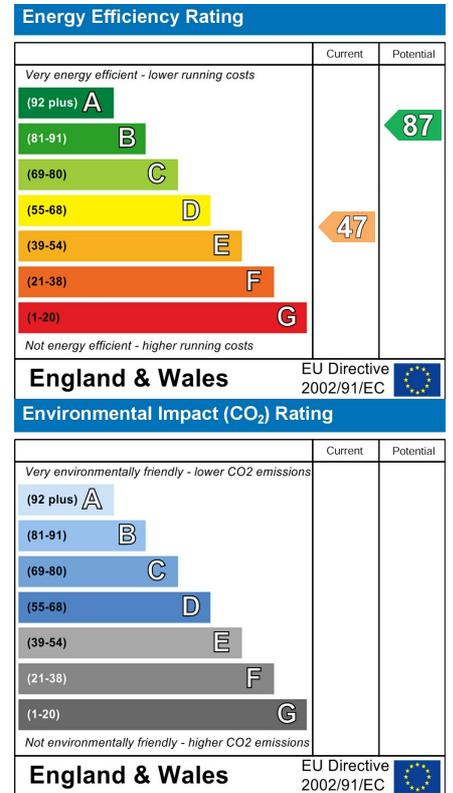
# Floor Plan



# Area Map



# Energy Efficiency Graph



# 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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