



Bear estate agents are proud to present this beautifully detached 3 bedroom home, quietly positioned at the very end of an exclusive cul-de-sac. Offering unparalleled privacy with no through traffic, this is a sanctuary for families or anyone seeking a peaceful retreat from the everyday hustle. The house offers excellent potential for extension (STPP) and brimming with rare high value features.

The house benefits from full air conditioning throughout - a true luxury for year round comfort, as well as a large mature wraparound garden ideal for entertaining. Another standout feature is the large garage with a loft conversion already completed by the current owners offering versatile space for storage.

The property is ideally located just 0.4 miles to Basildon train station on the C2C line which gets to the city in under 35 minutes. Furthermore the property backs on the edge of Gloucester park where there are large lake pathways through the park and a children's play park.

- 0.5 Miles to Basildon Railway Station
- Kitchen/Diner (15'10 x 9'7)
- Bedroom 1 (8'10 x 12'11)
- Bedroom 2 (8'9 x 10'1)
- Garage
- Lounge (15'10 x 10'1)
- Ground Floor WC
- En-Suite
- Wrap-Around Rear Garden

## Ambrose Chase

Basildon

**£450,000**

Offers In Excess Of



# Ambrose Chase



For fitness enthusiasts and health-conscious individuals, both the gym (Basildon sporting village) and the local GP surgery are a mere ten-minute walk away, promoting a lifestyle of wellness and ease. Daily shopping needs are effortlessly met with an Asda located in the town centre and a Tesco, Sainsbury and a Lidl a short drive away. Additionally, the Eastgate and Westgate shopping centres offer a diverse array of retail outlets, catering to all your shopping desires.

A short seven-minute drive takes you to Pipp's Hill Retail Park, renowned for its extensive selection of shopping outlets. Gardiners Lane, just ten minutes by car, boasts a variety of restaurants, a Marks & Spencer store, and much more, providing ample dining and shopping options. For entertainment seekers, the Festival Leisure Park is only a twelve-minute drive away, featuring multiple restaurants, a Cineworld cinema, a gaming arcade, and other leisure facilities.

A ten minute drive to the M25 and with good access to all major roads like the A127/A12/A13 etc.

Families will appreciate the property's proximity to several esteemed schools in Basildon, including:

The Phoenix Primary School  
Lee Chapel Primary School  
Ghyllgrove Infants school  
St Anne Infants school

This property seamlessly combines accessibility, convenience, and a vibrant community, making it the perfect choice for families and professionals alike.

The internal layout begins with an entrance hall which sits central to the floorplan, hosting the stairs, an under-stairs storage cupboard and adjoins the ground floor WC. The lounge runs from front to back with a large window which overlooks the front, two windows to the side and double doors accompanied by a further two windows into the rear garden, keeping this room light and airy throughout the day. The kitchen/diner similarly runs from front to back and feels bright throughout the day. This room boasts an abundance of cupboard and surface space, as well as integrated appliances and plenty of floor space for a table and accompanying chairs.

Upstairs is equally impressive with an inviting landing which adjoins all bedrooms. Bedroom 1 measures 8'10 x 12'11 and

benefits from fitted wardrobes, a Juliet balcony and a gorgeous en-suite. The en-suite is three-piece comprised of walk-in shower, toilet and sink. Bedroom 2 measures 8'9 x 10'1 and similarly benefits floor to ceiling doors to a Juliet balcony. Bedroom 3 is currently used as a walk-in wardrobe by the current owners but is an ample single bedroom in its own right, measuring 6'9 x 7'1. The main bathroom is also a three-piece suit with shower over bath, toilet and sink.

The advantages to this home don't stop there! The rear garden is a fantastic size, and wraps around the side of the home, creating a sizeable plot. There is a side access gate to the rear garden. To the side of the home/garden is a larger than standard garage with a pitched roof for extra storage. The garage is notably large enough to comfortably fit a car. There is also a long driveway to the garage for multiple vehicles.

These homes are incredibly popular so call us today to organise an appointment and see all of the benefits first hand!

Council Tax Band: D (£2147.31)

**Fantastic Location**

**Doorstep of Gloucester Park**

**0.5 Miles to Basildon Railway Station**

**Entrance Hall**

**Lounge (15'10 x 10'1)**

**Kitchen/Diner (15'10 x 9'7)**

**Ground Floor WC**

**Under-Stairs Storage**

**Bedroom 1 (8'10 x 12'11)**

**Fitted Wardrobe**

**En-Suite**

**Bedroom 2 (8'9 x 10'1)**

**Bedroom 3 (6'9 x 7'1)**

**Three-Piece Bathroom Suite**

**Wrap-Around Rear Garden**

**Garage**

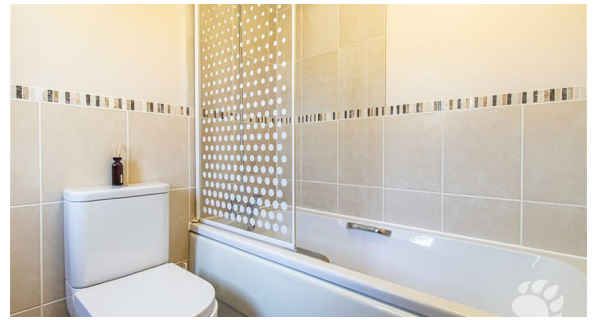
**Driveway for Multiple Vehicles**



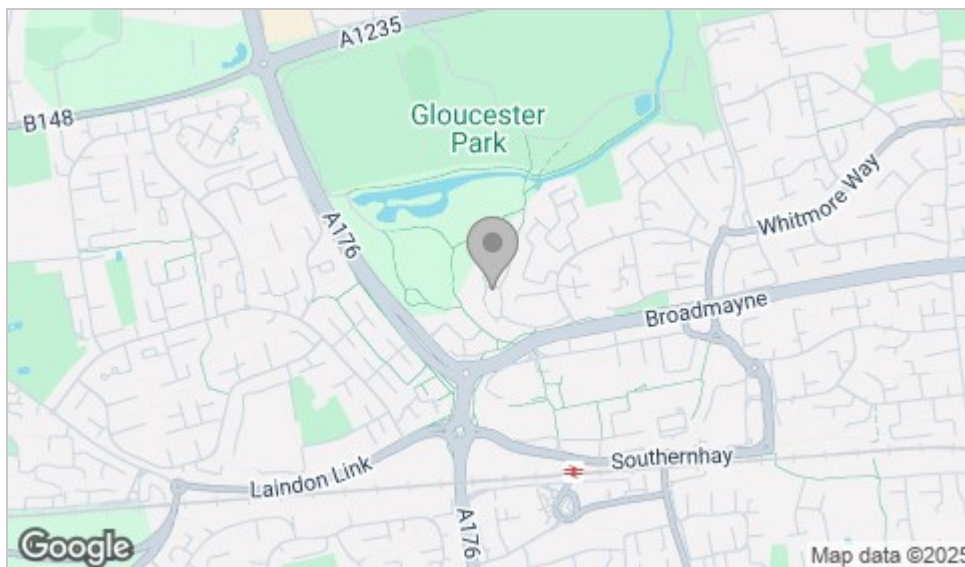




## Floor Plan



## 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

