



NO ONWARD CHAIN! GUIDE PRICE £525,000 - £550,000. Bear Estate Agents are privileged to bring to the market this remarkably spacious FOUR bedroom DETACHED house situated in a highly sought-after area! New Century Road is located in the heart of Laindon, within walking distance of primary and secondary schools, local shops and popular bus routes. Laindon Railway Station is only 0.7 miles away from the home, providing easy access into London Fenchurch Street on the C2C rail. The A127 and A13 are only a short drive in this direction, perfect for any commuters that prefer to drive!

- NO ONWARD CHAIN!
- Lounge (23'0 max x 15'11 max)
- Kitchen (17'11 x 9'5)
- Bedroom 2 (9'10 x 9'10)
- Integral Garage
- Ground Floor WC
- Dining Room (12'0 x 15'1)
- Bedroom 1 (10'9 x 12'1) max
- Pleasant Rear Garden
- 'In & Out' Driveway

## New Century Road

Basildon

**£525,000**

Guide Price





# New Century Road



Internally, this roomy home begins with an entrance hall which hosts the stairs and adjoins four other rooms. The 'L-shaped' lounge is a fantastic size, measuring 23'0 x 15'11 max and boasting a large window which overlooks the front of the home. Adjoined by sliding doors is a dining room which measures 12'0 x 15'1, a truly fantastic space with large windows and sliding glass doors into the rear garden. The kitchen is an excellent space, measuring 19'5 x 9'5 and boasting an abundance of cupboard and surface space, perfect for any keen chefs! There is also a ground floor WC, completing the ground floor living accommodation.

Upstairs is host to FOUR bedrooms which measure 10'9 x 12'1, 9'10 x 9'10, 8'4 x 9'0 and 8'2 x 9'0 respectively. Bedrooms 1 & 2 both benefit from built-in wardrobes and bedroom 3 also offers a small storage cupboard. The family bathroom is a three-piece suite with shower over bath, toilet and sink.

The garden to this home is impressive, split into two sections. When stepping out of the home, you are greeted with a patio area which leads to turf, with a second area to the rear which has been sectioned off with trellis, hiding a brick built storage unit with electric. There is an 'in and out' driveway to the front of the home, large enough for at least four vehicles as well as an integral garage which measures 15'9 x 9'0.

We hold a key for this property and encourage anyone who is interested to book a viewing in to see the benefits first hand. Call us today to organise an appointment!

Council Tax Band: D (£2147.31)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**NO ONWARD CHAIN!**

**GUIDE PRICE £525,000 - £550,000**

**Entrance Hall**

**Ground Floor WC**

**Lounge (23'0 max x 15'11 max)**

**Dining Room (12'0 x 15'1)**

**Kitchen (17'11 x 9'5)**

**Bedroom 1 (10'9 x 12'1) max**

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

**Bedroom 3 (8'4 x 9'0)**

**Bedroom 4 (8'2 x 9'0)**

**Family Bathroom Suite**

**Pleasant Rear Garden**

**Brick Built Outbuilding**

**Integral Garage**

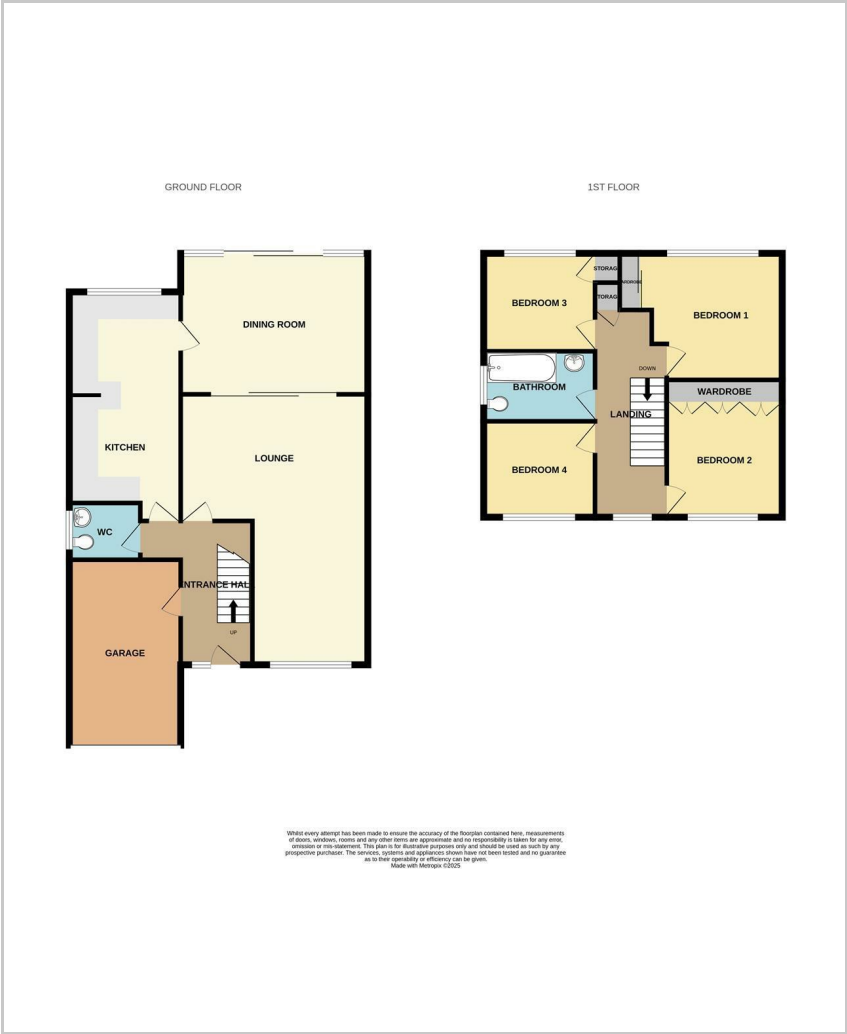
**'In & Out' Driveway**



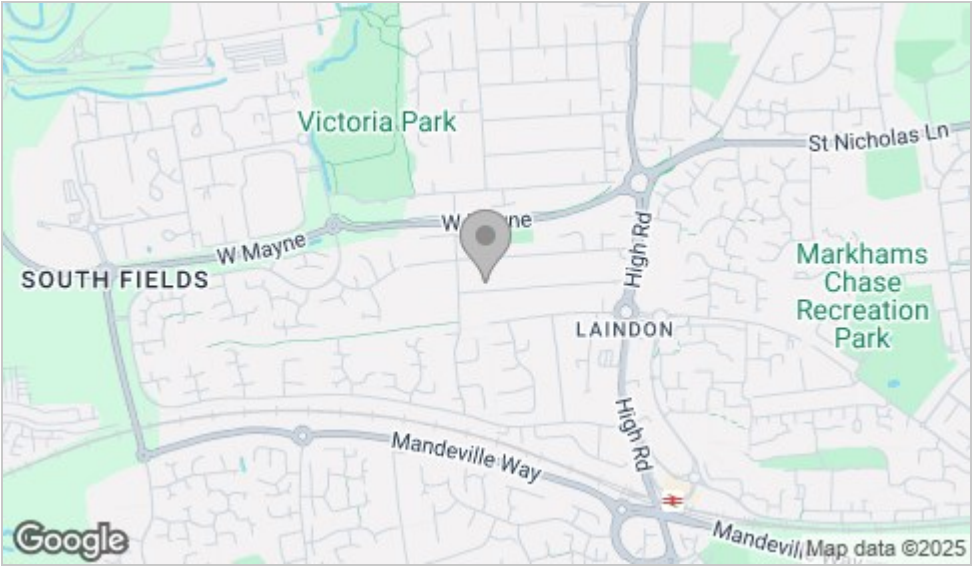




# Floor Plan



# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

