



GUIDE PRICE £400,000 - £425,000. Bear Estate Agents are thrilled to market this incredibly spacious FOUR BEDROOM terraced house with a HUGE GARDEN, in a HIGHLY DESIRABLE LOCATION! The Knare is a popular and well-known road in the heart of Lee Chapel South, within walking distance of Ofsted rated 'Outstanding' schools, local shops and reliable bus routes. Furthermore, Basildon railway station is only a 0.6 mile walk away, which helpfully provides access to London Fenchurch Street. A short walk further is Basildon Town Centre which hosts the popular Eastgate and Westgate shopping centres which boast a wide range of shops and services. Basildon Hospital is also only a 0.5 mile walk away! The road links are also fantastic with the A127 and A13 being a short drive in each direction.

- GUIDE PRICE £400,000 - £425,000
- Lounge (12'5 x 15'2)
- Games Room (15'3 x 12'4)
- Utility Room (9'9 x 9'1) max
- Large Rear Garden
- 0.6 Miles to Basildon Railway Station
- Dining Room (9'2 x 12'0)
- Kitchen (13'5 max x 7'11)
- Ground Floor WC
- Communal Parking to Rear

## The Knare

Basildon

**£400,000**

Guide Price





# The Knares



Internally, this large home begins with an entrance hall which hosts the stairs and leads through to either the lounge or kitchen. The lounge is particularly roomy, measuring 12'5 x 15'2 and boasts a feature fireplace. Adjoining the lounge is a games room which is near identical in size! This room measures 15'3 x 12'3 and benefits from two windows and double doors into the rear garden. Also adjoining the lounge is the dining room which measures 9'2 x 12'0 and also boasts two windows and double doors into the rear garden. The kitchen is a great space and offers an abundance of cupboard and surface space for any keen chefs! This is accompanied by a utility room which benefits from another door into the rear garden and adjoins a ground floor WC and a large under-stairs storage cupboard.

Upstairs is equally impressive with FOUR good sized bedrooms! Bedroom 1 measures 10'4 x 13'2, bedroom 2 measures 11'5 x 10'11, bedroom 3 measures 8'4 x 9'3 and bedroom 4 measures 10'4 max x 6'11. There is also a four-piece bathroom suite with a walk-in shower, separate bath, toilet and sink. There are storage cupboards located on the landing and bedroom 3.

These corner plot homes boast glorious gardens, much larger than surrounding homes! The garden is comprised of patio and turf and there is a rear access gate which leads to the communal car park where the owner has a space which they regularly park. To the front of the home is a quiet green which receives little to no footfall!

These properties are wildly popular and do not usually stay on the market for long so call us today to organise an appointment and see all of the benefits first hand!

Council Tax Band: C (£1908.72)

**GUIDE PRICE £400,000 - £425,000**

**Entrance Hall**

**Lounge (12'5 x 15'2)**

**Dining Room (9'2 x 12'0)**

**Games Room (15'3 x 12'4)**

**Kitchen (13'5 max x 7'11)**

**Utility Room (9'9 x 9'1) max**

**Ground Floor WC**

**Under-Stairs Storage**

**Bedroom 1 (10'4 x 13'2)**

**Bedroom 2 (11'5 x 10'11)**

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

**Bedroom 4 (10'4 max x 6'11)**

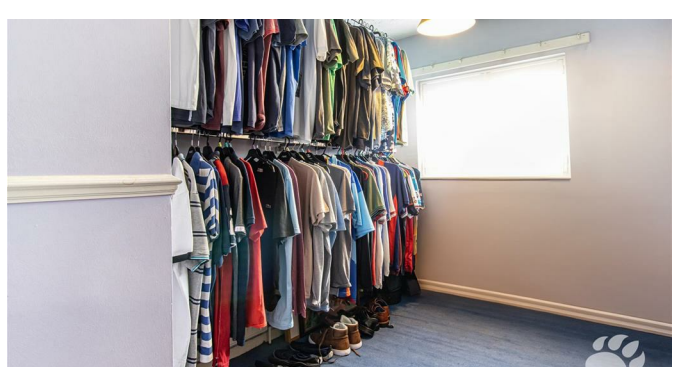
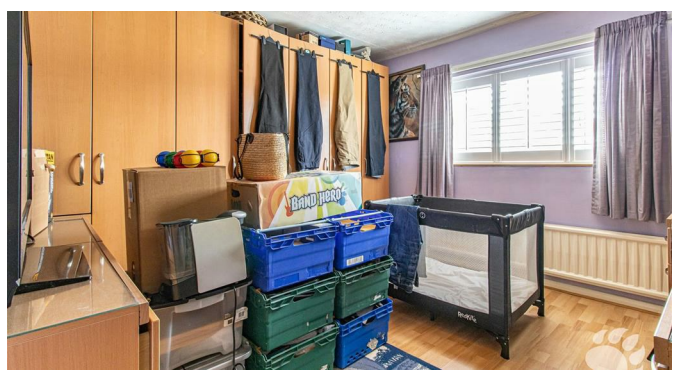
**Four-Piece Bathroom Suite**

**Ample Storage**

**Large Rear Garden**

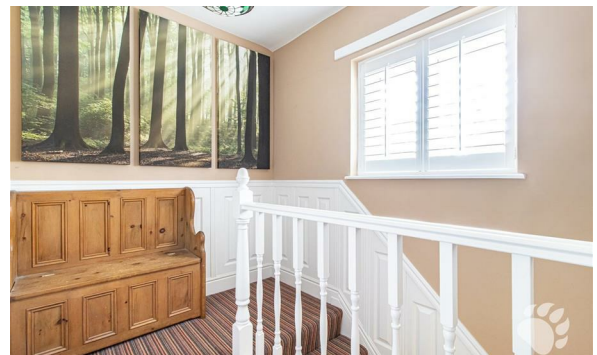
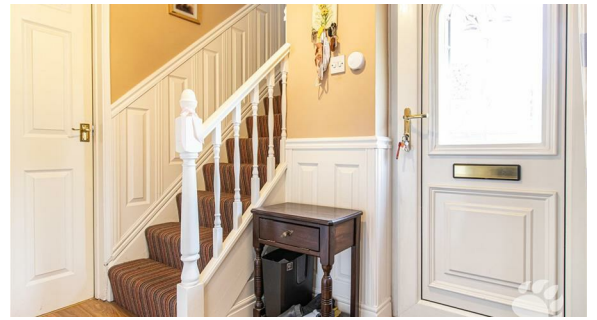
**Communal Parking to Rear**



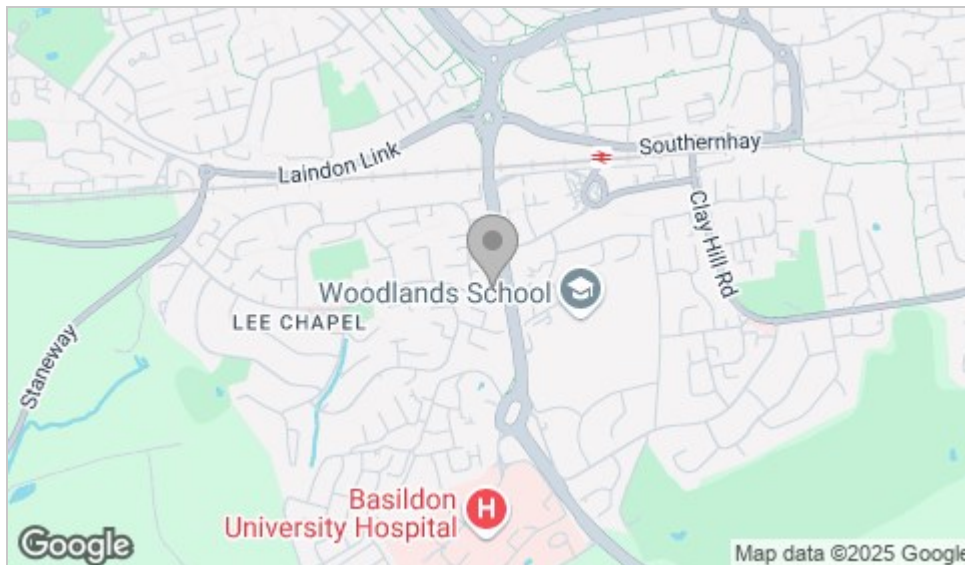




## Floor Plan



## 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.

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

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