



Bear Estate Agents are absolutely thrilled to bring to the market this beautifully presented, lovingly cared for and extensively refurbished three bedroom end of terrace family home which sits on a bold plot with ample driveway parking, large side access leading to a generous, landscaped rear garden. The plot lends itself perfectly, subject to planning for an extension whether that be to the side, to the rear or into the loft. The property is also situated perfectly for access to the A13 and within close proximity to local shops and amenities.

## The Slades

Basildon

**£400,000**

Guide Price

- Inviting Entrance Hall
- Beautiful Kitchen/Breakfast Room 13' x 9'10
- Utility Room 6'11 x 5'2
- Lounge/Diner 18'11 x 11'3
- Master Bedroom 12'11 x 9'11, Bedroom Two 11'1 x 10'1 Plus Bedroom Three 8'5 x 8'3
- Family Bathroom Suite 5'4 x 4'10
- Landscaped Rear Garden
- Ample Driveway Parking With Large Amount Of Side Access
- Extensively Refurbished Internally & Remodelled Externally
- Quiet Cul De Sac Location Within Walking Distance Of Local Shops & Amenities & Offering Great Access To A13



# The Slades



Guide Price £400,000 - £425,000...

Internally the new owner will be welcomed in via the inviting entrance hall complete with large storage cupboard. The entrance hall in turn allows access into both the lounge/diner and the stunning kitchen suite.

The lounge come diner measures an impressive 18'11 x 11'3 and offers the perfect environment in which to both entertain and relax. The lounge come diner is flooded with natural light via the large window to the front and the feature 'bi-fold' doors to the rear which allow access to the garden.

Worthy of special mention is the beautiful kitchen suite which is impressive in both size and condition. The modern kitchen has a feature island which becomes the focal point of the room. The island plays host to the induction hob. The kitchen provides an abundance of both worktop space and storage space.

Off of the kitchen is a separate utility room, perfect for growing and already larger families.

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

The master bedroom measures 12'11 x 9'11, bedroom two measures 11'1 x 10'1 whilst bedroom three measures a further 8'5 x 8'3.

The family bathroom suite measures 5'4 x 4'10 and consists of the large walk-in shower, washbasin and W/C.

Externally this home continues to impress and excel with a landscaped rear garden which measures approximately 50' in length. There is ample driveway parking to the front for multiple vehicles with side access leading to the garden. The side access, if not used for additional parking lends itself perfectly for an extension, single or double storey, subject to planning permissions.

The side access also lends itself to build a garage to the rear of the garden, again, subject to planning but this is a great illustration of the versatility that the plot holds and offers.

The property is situated toward the end of a quiet and family-friendly cul-de-sac which is just a short walk from local shops and amenities. The locations offers great access to the A13 and provides something for all ages and for all of the family.

The current owners have extensively refurbished the property over the last few years with a full rewire undertaken, walls and ceilings replastered, new flooring throughout, new double glazing throughout, new external and internal doors, a new 'Wren' fitted kitchen with solid Quartz worktops, new bathroom suite and separate W/C, new plumbing throughout, new combi boiler and full heating system. The works undertaken have been extensive yet the owners have retained a fantastic level of attention to detail. The front and rear has also been remodelled to offer superb kerb appeal, the property has been rendered to provide additional insulation.

Internal viewings come strongly recommended so that one can appreciate first hand the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as one could hope for.

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

(Agents note - the 'sold board' seen in the picture is in relation to a neighbouring home).

## Inviting Entrance Hall

### Beautiful Kitchen/Breakfast Room

13' x 9'10

### Utility Room

6'11 x 5'2

### Lounge/Diner

18'11 x 11'3

### First Floor Landing

### Master Bedroom

12'11 x 9'11

### Bedroom Two

11'1 x 10'1

### Bedroom Three

8'5 x 8'3

### Bathroom Suite

5'4 x 4'10

### Landscaped Rear Garden - Approx 50'

### Ample Driveway Parking

### Large Amount Of Side Access

### Extensively Refurbished Internally

### Remodelled Externally

### Quiet Cul-De-Sac Location

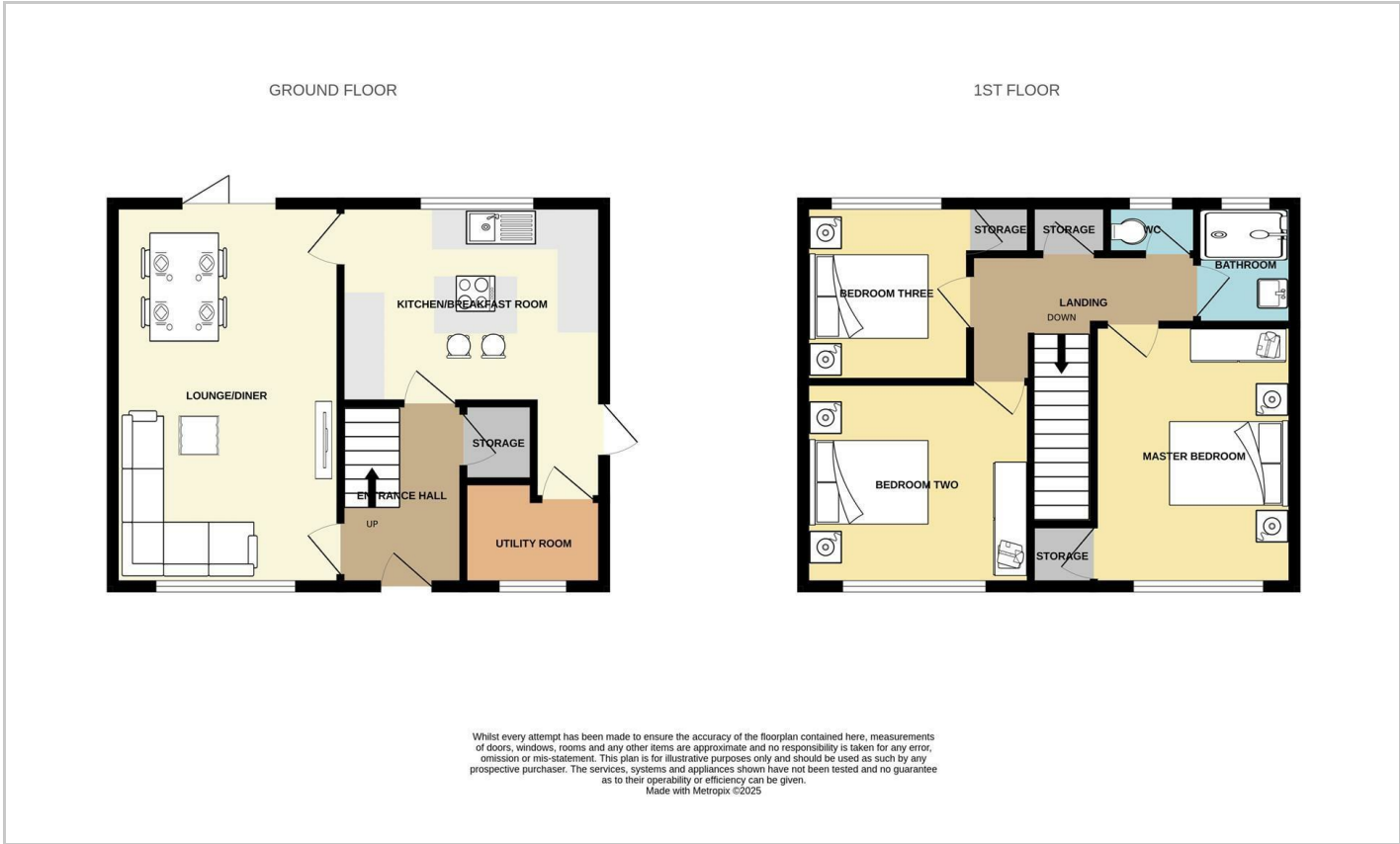
### Walking Distance To Local Shops & Amenities



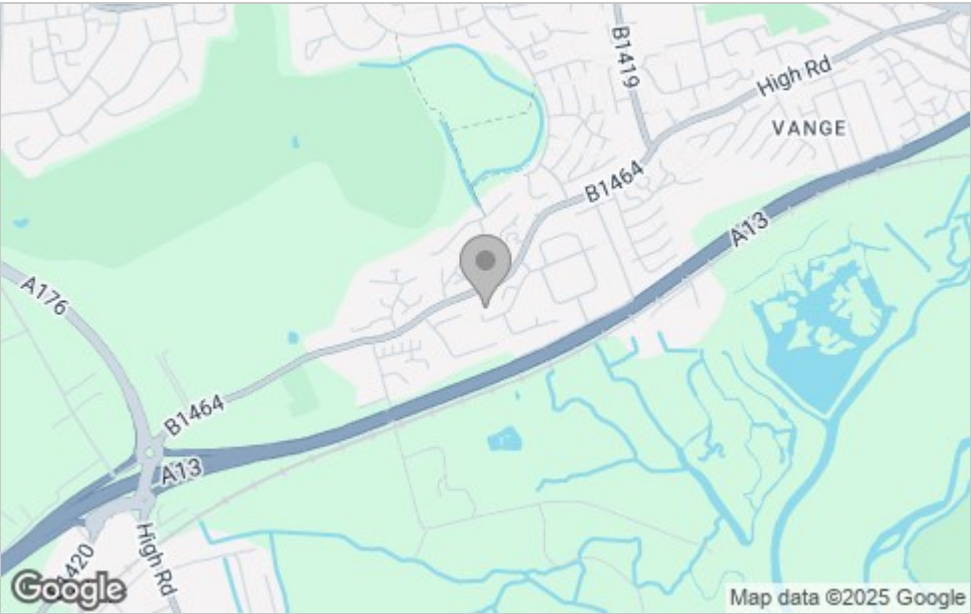




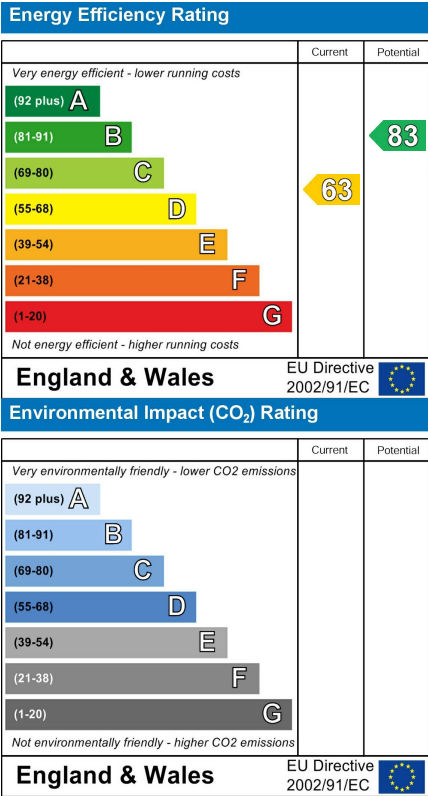
Floor Plan



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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