



Bear Estate Agents are understandably enthused to bring to the market this HEAVILY EXTENDED three-bedroom family home which benefits from a full-width rear extension plus a further outbuilding which could comfortably be used as ANNEXE accommodation. Additionally the property is located conveniently for local shops, schools, amenities and rail links direct into London.

- Heavily Extended Three Bedroom Family Home
- Kitchen 9'10 x 9'1
- Master Bedroom 13'8 x 9'11, Bedroom Two 12'4 x 5'9 Plus Bedroom Three 10'9 x 5'11
- Landscaped & Low Maintenance Rear Garden
- Driveway Parking
- Living Room 19'8 x 9'8
- Dining Room 10'8 x 8'11 Plus Home Office 10'8 x 8'11
- Family Bathroom Suite 6'7 x 5'8
- Possible Annexe Accommodation/Summerhouse 13' x 11'
- Walking Distance To Local Shops, Amenities & Rail Links Direct Into London

Kathleen Ferrier

Basildon

£400,000

Guide Price



Kathleen Ferrier Crescent



Guide Price - £400,000 - £425,000...

Internally the new owner will be greeted by the cosy entrance hall which allows access into the main living area.

The main living room measures 19'8 x 9'8 and provides the perfect environment in which to both entertain and relax. The Living Room benefits from underfloor heating.

The kitchen sits alongside the living room and measures 9'10 x 9'1, offering a wealth of both worktop space and storage space.

There are two further rooms to the rear of the property, off of the living room and kitchen respectively. The first of the additional reception rooms measures 10'6 x 8'11 and is currently set up as a home office whilst the second of two reception rooms measures a further 10'8 x 8'11 and is currently set up as the dining room. The dining room allows access to the garden.

Given the size of both additional reception rooms, this adds a huge amount of versatility to the property and would allow the new owner to set these rooms up to best suit their requirements but they could comfortably act as further bedrooms, a home gym, children's playroom. The options are vast and this is perfect for growing or already larger families.

Completing the ground floor living accommodation is the utility room, off of the kitchen, this measures 9'6 x 6' and also has storage under the stairs too plus further access out to the front of the property.

All of the ground floor living accommodation profits from air conditioning throughout.

The first floor plays host to three bedrooms and the family bathroom suite.

The master bedroom measures 13'8 x 9'11 with storage over the stairs, bedroom two measures 12'4 x 5'9 whilst bedroom three measures a further 10'9 x 5'11, again, with storage over the stairs.

Completing the first floor is the family bathroom suite which measures 6'7 x 5'8 and consists of the W/C, washbasin and bathtub with overhead shower.

Externally the property benefits from a landscaped and low maintenance rear garden. The garden has an area of patio alongside an area of artificial turf.

To the bottom of the garden is a large outbuilding which currently acts as annexe accommodation. The main living area measures 13' x 11' complete with a shower room and W/C which measures a further 7'5 x 2'11. Complete with air conditioning, if this were not used as annexe accommodation this could be used as a home office, home gym, again, further illustration of the versatility that this home has.

To the front there is driveway parking.

Situated within walking distance of local shops, amenities and rail links direct into London the location is fantastic for families.

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

Guide Price - £400,000 - £425,000...

Freehold.
Council Tax Band B.
Amount £1,670.13.

Cosy Entrance Hall

Living Room
19'8 x 9'8

Kitchen
9'10 x 9'1

Utility Room
9'6 x 6'

Home office
10'6 x 8'11

Dining Room
10'8 x 8'11

First Floor Landing

Master Bedroom
13'8 x 9'11

Bedroom Two
12'4 x 5'9

Bedroom Three
10'9 x 5'11

Family Bathroom Suite
6'7 x 5'8

Landscaped & Low Maintenance Rear Garden

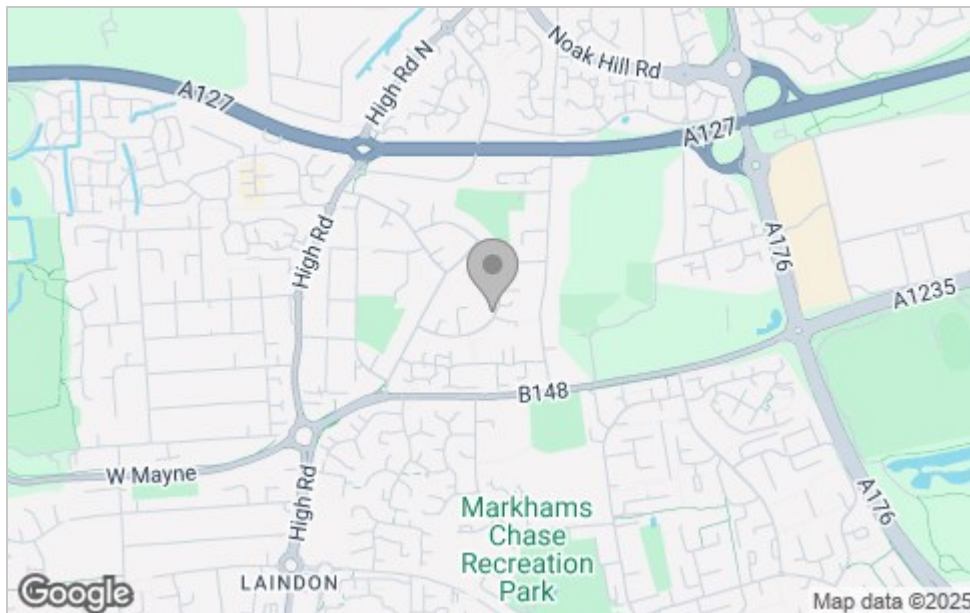
Possible Annexe Accommodation
13' x 11'



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

