



Bear Estate Agents are absolutely thrilled to bring to the market this **DECEPTIVELY LARGE FOUR-DOUBLE BEDROOM** family home which is positioned in the most **PICTURESQUE** of environments overlooking a wealth of parkland and a lake yet remains just a very short walk from Basildon Town Centre and rail links direct into London.

- Inviting Entrance Hall Complete With Ground Floor W/C
- Lounge Diner 17'9 x 15' Extending Into 8'5 x 3'6
- Family Bathroom Suite 8'5 x 6'3
- Garage 17'1 x 10'11 Plus Driveway Parking
- Walking Distance To Basildon Town Centre & Rail Links Direct Into London
- Kitchen 11'4 x 8'
- Master Bedroom 14'5 x 9'11 With En Suite 8'9 x 4'9, Bedroom Two 12'4 x 8'4, Bedroom Three 15'2 x 15' Max Plus Bedroom Four 15' x 11'6
- Pleasant Rear Garden With Rear Access
- Opening Onto Wealth Of Parkland With Far Reaching Views
- Great Finish Throughout

## Clenshaw Path

Basildon

**£475,000**

Guide Price





# Clenshaw Path



Guide Price £475,000 - £500,000...

Internally the new owner will be welcomed via the inviting entrance hall complete with ground floor W/C.

The kitchen measures 11'4 x 8' and provides a wealth of both worktop space and storage space. There is a door into the kitchen via the entrance hall plus double doors from the kitchen into the lounge come diner. These double doors could be taken down and the space between the kitchen and the lounge come diner could be opened up to create 'open-plan' living if the new owner required this.

Worthy of special mention is the incredible lounge come diner which measures 17'9 x 15', extending into a further 8'5 x 3'6. This space provides the perfect environment in which to both entertain and relax. There are double doors leading from the lounge come diner into the pleasant rear garden.

The spacious first-floor landing allows access to two double bedrooms and the family bathroom suite.

The master bedroom measures 14'5 x 9'11 complete with fitted wardrobes, a 'Juliette Balcony' and en suite. The en suite measures 8'9 x 4'9 and consists of washbasin, W/C and shower. Bedroom two measures 12'4 x 8'4.

The family bathroom suite measures 8'5 x 6'3 and consists of the W/C, washbasin and bathtub with overhead shower, this completes the first-floor.

The second floor provides two further double bedrooms.

Bedroom three measures 15'2 x 15' maximum whilst bedroom four measures a further 15' x 11'6. All of the bedrooms are sizeable double bedrooms which is a fine feature within itself.

On the second floor, bedroom three used to be separated into a bedroom and bathroom, this has been changed to suite the new owners requirements however changing this back would be a simple and relatively reasonable job to undertake. The fourth bedroom on the second floor provides far reaching views over parkland and the lake which is closeby.

Externally the property benefits from a pleasant rear garden complete with rear access.

Within the garden, there is a purpose-built garage, constructed around 2020 this measures 17'1 x 10'11. There is also parking to the rear.

The front of the property opens onto Gloucester Park which provides a wealth of parkland, a number of lakes and access over to both Basildon's Sporting Village & Pipp's Hill Retail Park. Basildon's Festival Leisure Park is just a short walk from Pipp's Hill Retail Park.

The property is unique in so much as it is surrounded by parkland, greenery and beautiful views yet remains just a short walk from Basildon Town Centre and rail links direct into London, a fine feature within itself.

Internal viewings come highly recommended so that one can appreciate and acknowledge first-hand all that this wonderful family home has to offer.

Guide Price £475,000 - £500,000...

Freehold.  
Council Tax Band E.  
Amount £2,624.49.

## Inviting Entrance Hall

### Ground Floor W/C

5'9 x 2'9

### Kitchen

11'4 x 8'

### Lounge/Diner

17'9 x 15' into 8'5 x 3'6

### First Floor Landing

### Master Bedroom

14'5 x 9'11

### En Suite

8'9 x 4'9

### Bedroom Two

12'4 x 8'4

### Family Bathroom Suite

8'5 x 6'3

### Second Floor Landing

### Bedroom Three

15'2 x 15' max

### Bedroom Four

15' x 11'6

### Pleasant Rear Garden With Rear Access

### Purpose Built Garage

17'1 x 10'11

### Parking To The Rear

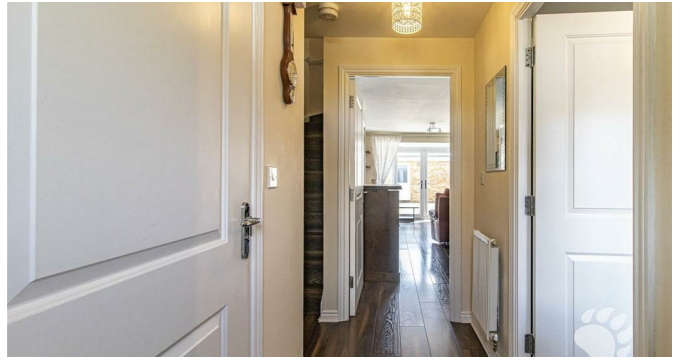
### Opening Onto Wealth Of Parkland

### Far Reaching Views

### Walking Distance To Basildon Town Centre

### Walking Distance To Rail Links Into London

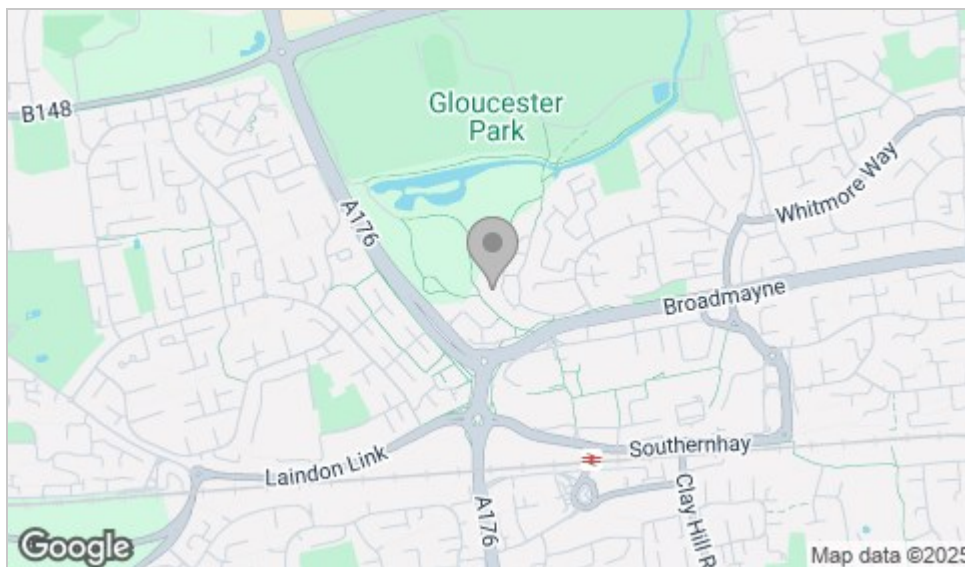




## Floor Plan



## 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

