



GUIDE PRICE £535,000 - £555,000. Bear Estate Agents are thrilled to bring to the market this simply stunning FOUR bedroom, semi-detached house on the immensely desirable 'Bird's Estate' in Kingswood. Swallow Dale is a highly sought-after road located in the heart of the estate, within walking distance of local shops, great schools and well-used bus routes. The home is also a 0.9 mile walk to Basildon Railway Station which helpfully provides access to London Fenchurch Street on the reliable C2C rail service. A short walk further is Basildon Town Centre which hosts a vast array of shops, services and supermarkets located in Eastgate and Westgate shopping centres. Basildon Hospital is also less than 1 mile away and there are fantastic road links with the A127 and A13 a short drive in each direction.

- GUIDE PRICE £535,000 - £555,000
- 0.9 Miles to Railway Station
- L-Shaped Kitchen / Diner (19'9 x 17'0) max
- Bedroom 2 (9'11 x 10'7)
- Partially Converted Garage
- 'The Bird's Estate' Location!
- Lounge (26'2 x 11'4) max
- Bedroom 1 (14'8 x 13'8) max
- Pleasant Rear Garden
- Driveway for Four Vehicles

Swallow Dale

Basildon

£535,000

Guide Price



Swallow Dale



The home has great curb appeal, inviting you in upon approach. The internal layout begins with a delightful entrance hall which hosts the stairs and leads through to both the lounge and the kitchen/diner. This home has been heavily extended to the rear and into the loft which is felt in every room. The lounge now measures a huge 26'2 long and overlooks the front of the home, boasting a large south-facing window which keeps this room bright throughout the day. The kitchen/diner is ultra-modern and a large L-shaped room. There is an abundance of cupboard and surface space in this room and ample space for a large dining table and accompanying furniture in this room which measures 19'9 x 17'0 at maximum dimensions. The under-stairs cupboard has also been cleverly converted into a ground floor WC!

The first floor is much the same as the original floorplan, with three bedrooms and a family bathroom on this level. Bedrooms 2, 3 & 4 measure 9'11 x 10'7, 8'11 x 9'9 and 10'3 x 6'11 respectively, all fitting a double bed. The modern family bathroom is a three-piece suite comprising of a walk-in shower, toilet and sink. The newly added top floor offers a master bedroom commanding a large floor area of 14'8 x 13'8 at maximum dimensions. This level also boasts a further shower room with a walk-in shower, toilet and sink, offering private use to the master bedroom.

The garden is a good size and relatively easy maintenance, comprised of patio and turf areas. There is also access to a partially converted garage which offers extra storage space and can double up as a utility room. Part of the garage remains accessible from the front and there is a large driveway for at least four vehicles, completing this perfect family home!

Viewings are welcomed to appreciate all that is on offer, so 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.

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'The Bird's Estate' Location!

0.9 Miles to Railway Station

Entrance Hall

Lounge (26'2 x 11'4) max

L-Shaped Kitchen / Diner (19'9 x 17'0) max

Ground Floor WC

Bedroom 1 (14'8 x 13'8) max

Top Floor Shower Room

Bedroom 2 (9'11 x 10'7)

Bedroom 3 (8'11 x 9'9)

Bedroom 4 (10'3 x 6'11)

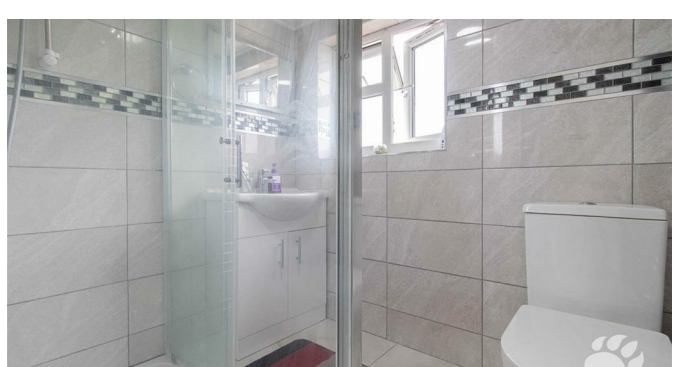
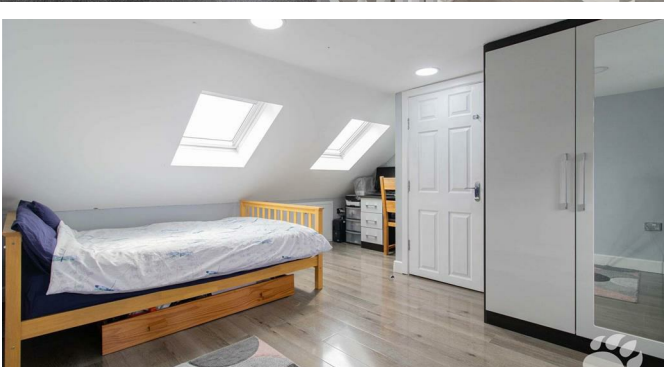
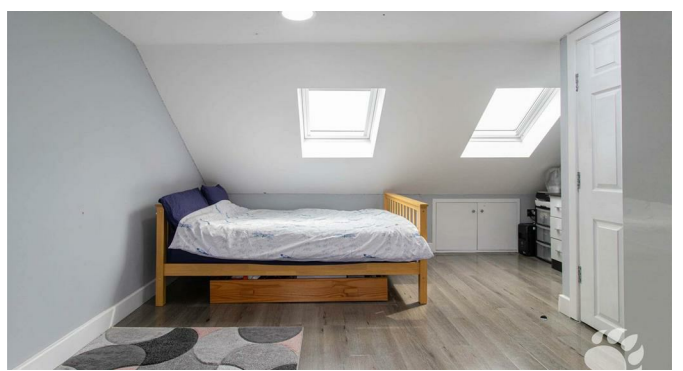
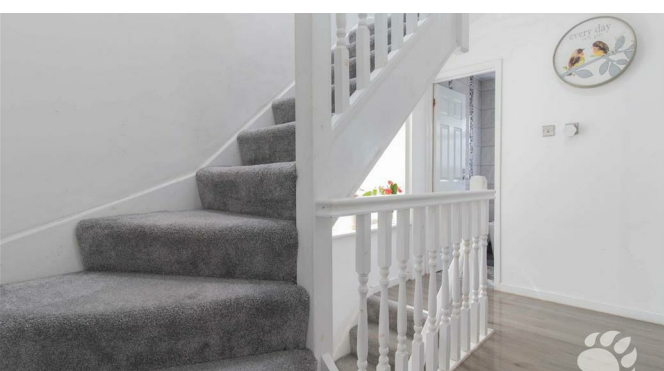
First Floor Shower Room

Ample Storage

Pleasant Rear Garden

Partially Converted Garage

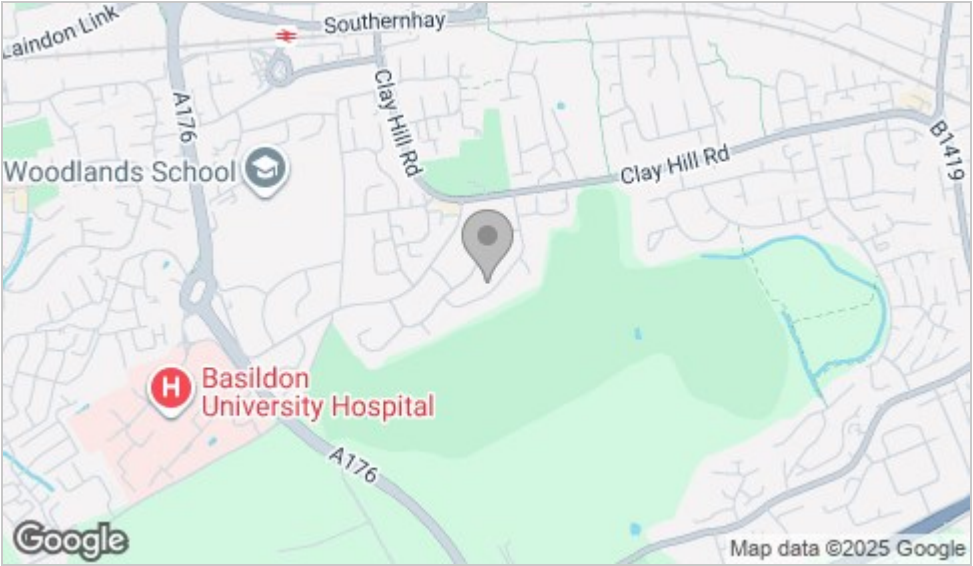
Driveway for Four Vehicles



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

