



NO ONWARD CHAIN! GUIDE PRICE £325,000 - £335,000. Bear Estate Agents are pleased to bring to the market this spacious THREE bedroom, end-terraced house in a highly sought-after location. The Hatherley is a road in the heart of Fryerns, with this home being located on a quiet green. The property is within walking distance of local shops, local schools and well-used bus routes. Basildon railway station is only 1.4 miles away from the home, providing easy access to London Fenchurch Street on the reliable C2C rail service. A short distance closer is the vast array of shops, services and supermarkets located at Eastgate and Westgate shopping centres. The road links are also fantastic from this location, with the A127 and A13 being a short drive in each direction.

- NO ONWARD CHAIN!
- Lounge (21'2 x 10'9)
- Utility Room (9'3 x 6'1)
- Bedroom 2 (9'3 x 12'7)
- Family Bathroom Suite
- GUIDE PRICE £325,000 - £335,000
- Kitchen (11'6 x 7'5)
- Bedroom 1 (11'7 x 10'10)
- Bedroom 3 (10'3 x 6'5)
- Pleasant Rear Garden

## The Hatherley

Basildon

**£325,000**

Guide Price



# The Hatherley



The internal layout of this home begins with an entrance hall which hosts the stairs and leads through to the large living room. The living room runs from the front to the back of the property, measuring 21'2 x 10'9 and boasting a window to the front and glass sliding doors to the rear which maximises the intake of natural light. The kitchen measures 11'6 x 7'5 and boasts ample cupboard and surface space as well as a further door into the rear garden. Adjoined is a utility room which measures 9'3 x 6'1 and benefits from a cupboard which stretches underneath the stairs.

Upstairs is equally impressive with three good sized bedrooms and a family bathroom suite. Bedroom 1 measures 11'7 x 10'10, bedroom 2 measures 9'3 x 12'7 and bedroom 3 measures 10'3 x 6'5, two comfortable double bedrooms and a large single bedroom. The family bathroom is a three-piece suite with shower over bath, toilet and sink.

The rear garden is a great size and benefits from side access from front to back. There is also a delightful green to the front of the home which creates a quaint atmosphere on your doorstep.

We highly recommend viewing this home fast as it will not be for sale for long. Call us today to organise an appointment!

Council Tax Band: C (£1908.72)

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.

**NO ONWARD CHAIN!**

**GUIDE PRICE £325,000 - £335,000**

**Entrance Hall**

**Lounge (21'2 x 10'9)**

**Kitchen (11'6 x 7'5)**

**Utility Room (9'3 x 6'1)**

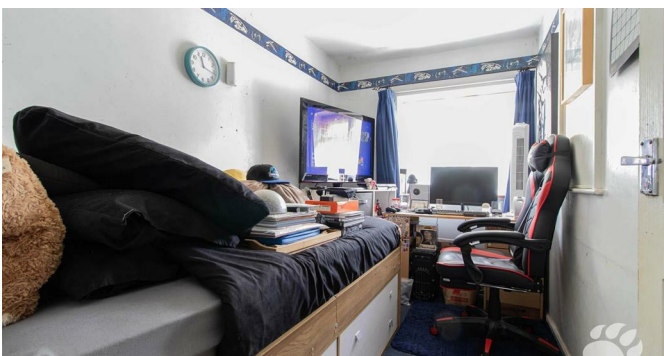
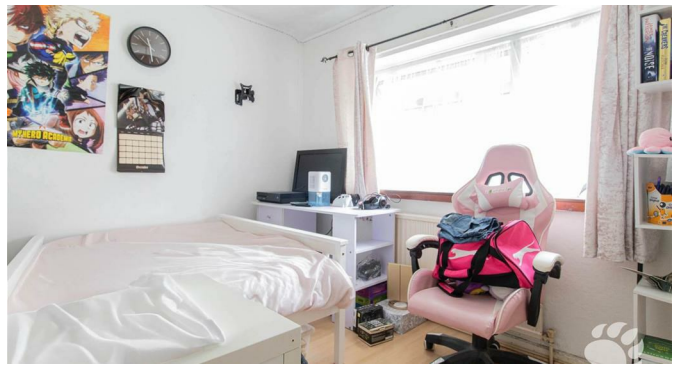
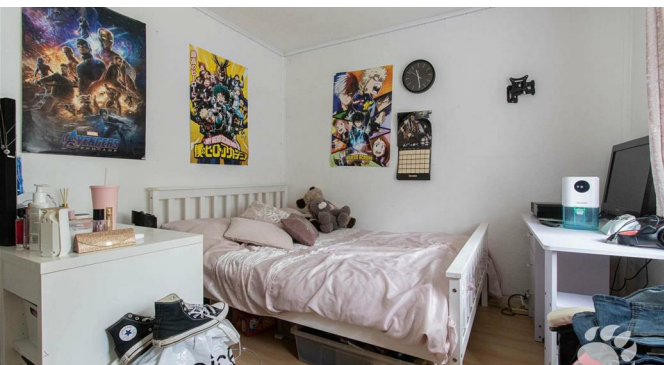
**Bedroom 1 (11'7 x 10'10)**

**Bedroom 2 (9'3 x 12'7)**

**Bedroom 3 (10'3 x 6'5)**

**Family Bathroom Suite**

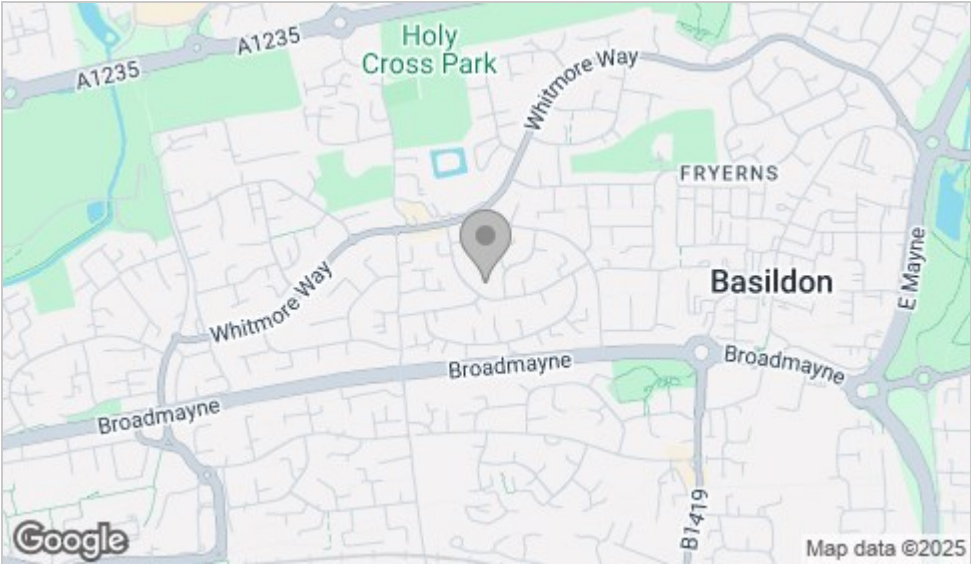
**Pleasant Rear Garden**



# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

