



NO ONWARD CHAIN! Bear Estate Agents are pleased to bring to the market this highly spacious THREE bedroom terraced house situated in Langdon Hills. Kiln Shaw is a quaint walkway located on the east side of Langdon Hills, only 0.5 miles from Laindon Railway Station which helpfully connects London Fenchurch Street on the C2C rail service. There are also local shops, schools and bus routes all within a short walk of the home. The road links are also fantastic with the A127 and A13 a short drive in each direction.

- NO ONWARD CHAIN!
- Lounge (20'6 x 11'7)
- Study (8'8 x 5'5)
- Bedroom 1 (14'2 x 8'11)
- Bedroom 3 (11'8 x 6'5)
- 0.5 miles to Laindon Railway Station
- Kitchen (21'2 x 8'9)
- Ground Floor Shower Room
- Bedroom 2 (14'2 x 9'0)
- Private Rear Garden

## Kiln Shaw

Basildon

**£260,000**





# Kiln Shaw



The property starts with an enclosed courtyard garden to the front, which leads to the front door. Once through the front door, you are greeted by an inviting entrance hall which hosts the two sets of stairs and adjoins multiple rooms. The ground floor hosts the large kitchen/diner which measures 21'2 x 8'9, boasting a plentiful supply of cupboard and surface space. There is also a three-piece bathroom suite comprised of walk-in shower, toilet and sink as well as a study which measures 8'8 x 5'5.

The lower ground floor is host to two large double bedrooms which measure 14'2 x 9'0 and 14'2 x 8'11 respectively. One of these bedrooms benefits from a door which leads to the rear garden.

The first floor is host to bedroom 3 which measures 11'8 x 6'5 and a further WC. The lounge is also located on this floor which measures 20'6 x 11'7 at maximum dimensions and has sliding doors, which lead to a raised decking and stairs down to the rear garden.

You'll struggle to find a home this large for a similar price! We are available for viewing 7 days a week so call us today to organise an appointment.

Council Tax Band: A (£1431.54)  
Communal Gas Charge: Approx £38 per month

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!**

### **Highly Spacious Home**

### **0.5 miles to Laindon Railway Station**

### **Front Courtyard Garden**

### **Entrance Hall**

### **Lounge (20'6 x 11'7)**

### **Kitchen (21'2 x 8'9)**

### **Study (8'8 x 5'5)**

### **Ground Floor Shower Room**

### **Bedroom 1 (14'2 x 8'11)**

### **Bedroom 2 (14'2 x 9'0)**

### **Bedroom 3 (11'8 x 6'5)**

### **First Floor WC**

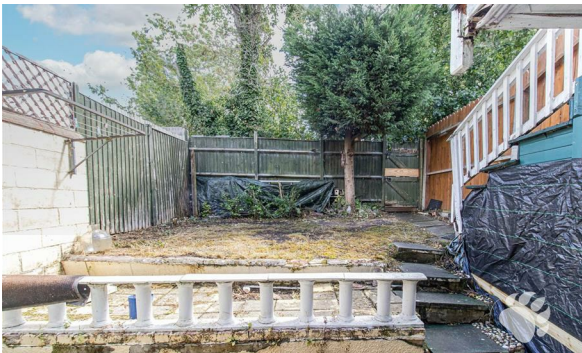
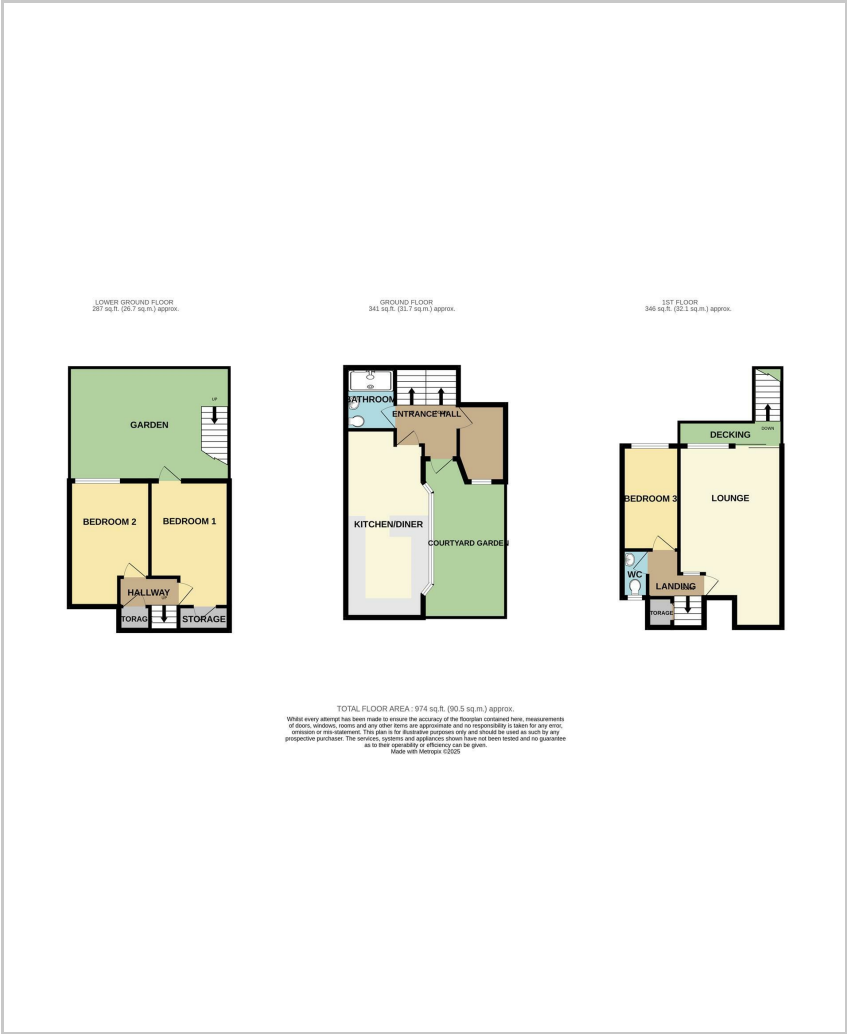
### **Private Rear Garden**







# 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

