



Bear Estate Agents are understandably enthused to bring to the market, this incredibly unique three-bedroom semi-detached family home which sits on the most enviable of plots with an incredible frontage offering driveway parking for up to six vehicles, with side access leading through to further parking and a single garage, there is also a south-west facing rear garden. Additionally, the property benefits from being nestled at the bottom of a quiet cul de sac yet is just a very short walk from Basildon town centre, Basildon rail station plus Kingswood Primary School & Nursery.

## Codenham Green

Basildon

**£425,000**

Guide Price

- Modern Wren Fitted Kitchen 9'10 x 8'11
- Utility Room/Ground Floor Shower Room 7'1 x 6'11
- Four-Piece Family Bathroom Suite 9'10 x 5'6
- Huge Frontage Offering Driveway Parking For Multiple Vehicles
- Plans Approved For Double Storey Side Extension & Single Storey Rear Extension Under Reference 24/01032/Full
- Living Room 12'11 x 11'11 Plus Dining Room 12'11 x 9'11
- Master Bedroom 12'11 x 11'11, Bedroom Two 12'11 x 10' Plus Bedroom Three 8'11 x 6'9
- Pleasant South-West Facing Rear Garden
- Side Access With Further Parking & Garage 15'9 x 8'3
- Very Short Walk From Town Centre, Rail Links Into London Plus Kingswood Primary School & Nursery



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# Codenham Green



Guide Price £425,000 - £450,000...

Nestled toward the end of a quiet and family-friendly cul de sac is this beautifully presented semi-detached house offering a perfect blend of comfort and potential. With three well-proportioned bedrooms and two modern bathrooms, this home is ideal for families seeking space and convenience.

Internally, the new owner will be greeted by the striking and spacious entrance hall complete with a large storage cupboard. The entrance hall then allows access to both reception rooms and the wren fitted kitchen.

There are two inviting reception rooms, providing ample space for relaxation and entertaining. The main living room measures 12'11 x 11'11 and opens onto and into the second reception room, the dining room which measures a further 12'11 x 9'11. Both rooms interlink with one another perfectly and could be used to suit the new owners requirements, the dining room has the versatility to be a children's playroom or home office.

The wren fitted kitchen was fitted in 2016 and has been maintained to the highest of standards. The kitchen measures 9'10 x 8'11 and provides a wealth of both storage space and worktop space. The kitchen comes complete with a five-ring gas hob with overhead extractor, Neff integrated dishwasher and Bosch integrated oven and microwave/oven combination.

The kitchen leads out into an inner hallway which plays host to the large 'American' fridge/freezer. Off of the inner hallway is the ground floor shower room come utility room. This is able to accommodate a corner shower, wash basin and W/C plus free standing washing machine and tumble drier.

The first floor commences with a spacious landing allowing access to all three sizeable bedrooms, a large storage cupboard and the four-piece family bathroom suite.

The master bedroom measures 12'11 x 11'11, bedroom two measures 12'11 x 10' whilst bedroom three measures a further 8'11 x 6'9.

Completing the first floor is the large four-piece family bathroom suite which measures 9'10 x 5'6 and consists of the double shower, separate bathtub, wash basin and W/C. The bathroom suite was also fitted in 2016 and again has been maintained to a fantastic standard.

Externally is where this home continues to impress and excel with the most enviable of plots. Worthy of special mention is the incredible frontage which offers driveway parking for multiple vehicles with the current owners having comfortably parked six vehicles previously. There is also side access which leads to further parking and a single garage which measures 15'9 x 8'3. The garage has an electric door. The side access is also able to boast a large storage shed. Running parallel to the garage is a summer house which measures 9' x 7'. This is currently being used as a home office with electric. This could again, be used to suit the new owners requirements.

The garden itself is south-west facing with an area of patio off of the living area and a larger area laid to lawn.

Situated in a family-friendly neighbourhood, this home is conveniently located near local Kingswood Primary School & Nursery, Basildon Town Centre and Basildon Station ensuring that all essential amenities are within very easy reach. The area is perfect for families looking to settle in a community-oriented environment.

Moreover, this property comes with exciting prospects, as plans for both a double and single-storey extension have already been approved. The extension approved under reference 24/01032/Full offers a double-storey extension to the side and single-storey rear extension. This offers the new owners a unique opportunity to further enhance the living space and tailor the home to their specific needs.

Further points to note is the new combi boiler which has been fitted to the fully boarded loft, this was fitted approximately two years ago. There is underfloor heating to both the kitchen and the family bathroom suite. There was a full rewire undertaken in 2016 alongside a significant refurbishment.

Internal viewings come strongly recommended so that one can appreciate and acknowledge first hand 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 £425,000 - £450,000...

Freehold.  
Council Tax Band D.  
Amount £2,147.31.

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.

## Welcoming Entrance Hall

### Modern Wren Fitted Kitchen

9'10 x 8'11

### Living Room

12'11 x 11'11

### Dining Room

12'11 x 9'11

### Utility Room/Shower Room

7'1 x 6'11

### First Floor Landing

### Master Bedroom

12'11 x 11'11

### Bedroom Two

12'11 x 10'

### Bedroom Three

8'11 x 6'9

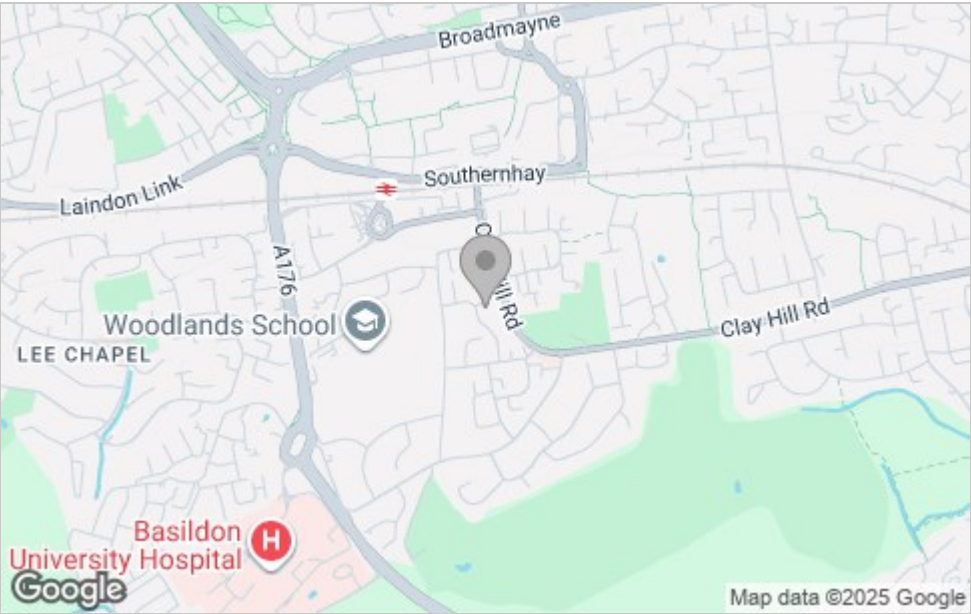




Floor Plan



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

