



ONWARD CHAIN COMPLETE! Bear Estate Agents are thrilled to bring to the market this OUTSTANDING and highly spacious THREE bedroom SEMI-DETACHED house in the heart of NOAK BRIDGE! Handleys Chase is a gorgeous road, laced with trees and a pond on the drive in and this home finds itself within walking distance of local shops, local schools and bus routes. You have a choice of railway stations and services with Laindon Railway Station (2.8 miles away) offering access to London Fenchurch Street on the C2C rail line; and Billericay Railway Station (3.5 miles away) offering access to Stratford and London Liverpool Street on the Greater Anglia rail line. The A127 is an incredibly short drive away which also conveniently connects the M25 in a matter of minutes.

- Onward Chain Complete!
- Lounge (14'10 x 12'10) max
- Kitchen (17'3 x 8'2)
- En-Suite and Family Bathroom
- Integral Garage (17'3 x 8'2)
- Desirable Noak Bridge Location
- Dining Room (10'11 x 8'5)
- Great Size Bedrooms
- West Facing Rear Garden
- Driveway for Multiple Vehicles

**Handleys Chase**  
**Basildon**  
**£430,000**



# Handleys Chase



This incredible home begins with an inviting entrance hall which hosts the stairs and leads through to the homely lounge. The lounge measures 14'10" x 12'10" at maximum dimensions and boasts a large window to the front which floods the room with natural light. This then leads on to a traditional dining room which measures 10'11" x 8'5", comfortably fitting a good sized dining table and accompanying chairs. The kitchen benefits from modern units, offering an abundance of cupboard and surface space as well as some integrated appliances. The rear has been cleverly extended upon with a conservatory which stretches across the rear of the home. The conservatory measures 8'5" x 15'1" and is open plan with the dining room and kitchen, giving a delightful feel to the floorplan!

The first floor is equally impressive, offering three good sized bedrooms and two bathrooms. The master bedroom is a fantastic size, measuring 12'5" x 9'5" and benefitting from fitted wardrobes and an adjoining en-suite! The en-suite is three-piece, comprised of walk-in shower, toilet and sink. Bedroom 2 measures 10'4" x 9'5" with bedroom 3 measuring a respectable 10'6" x 6'5" at maximum dimensions. The family bathroom is also a three-piece suite with shower over bath, toilet and sink. The rear garden is a great size and notably WEST-FACING, meaning the garden sees the sun throughout the afternoon. There is also an adjoined garage which measures 17'3" x 8'2" and a driveway to the front for multiple vehicles.

These homes sell incredibly fast due to the area, size and in this case, the stylish finish across all rooms! The owners of this home are purchasing a new build which is ready to move in to, so this transaction can move very quickly. Call us today to book a viewing before it's too late!

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.

## Onward Chain Complete!

## Desirable Noak Bridge Location

### Entrance Hall

### Lounge (14'10" x 12'10") max

### Dining Room (10'11" x 8'5")

### Kitchen (17'3" x 8'2")

### Conservatory (8'5" x 15'1")

### Bedroom 1 (12'5" x 9'5")

### En-Suite

### Bedroom 2 (10'4" x 9'5")

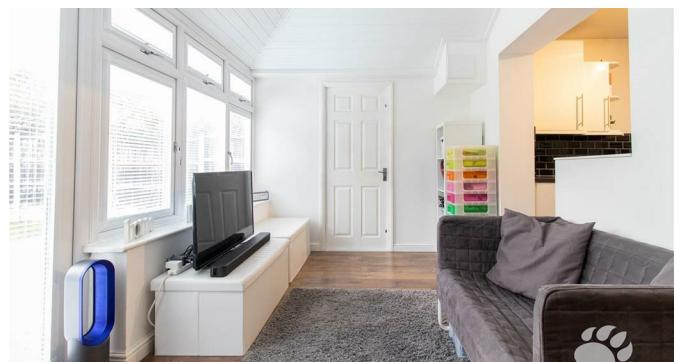
### Bedroom 3 (10'6" x 6'5") max

### Family Bathroom

### West Facing Rear Garden

### Integral Garage (17'3" x 8'2")

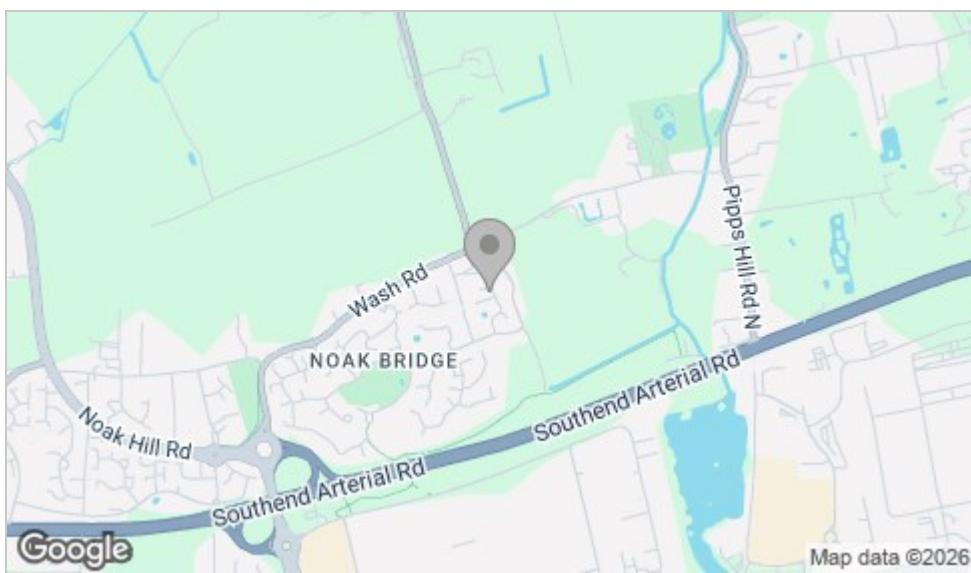
### Driveway for Multiple Vehicles



# 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.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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