



Guide Price: £325,000 - £335,000. Bear Estate Agents are delighted to bring to the market this deceptively spacious THREE BEDROOM terraced home, located on Merrylands in the sought-after area of Laindon. Perfectly positioned, Merrylands is close to a range of local shops, well-regarded schools and popular bus routes. Laindon Railway Station, just 1.2 miles away, provides a direct and reliable C2C service into London Fenchurch Street, while for those who commute by car, the A127 is only a short drive away, offering excellent road links into London.

- WEST-FACING Rear Garden
- Short Drive to the A127
- Lounge (14'3 x 15'3 Max)
- Bedroom 2 (11'6 x 6'3)
- Potential for Downstairs W/C
- 1.2 Miles to Laindon Railway Station
- Kitchen/Diner (17'8 x 7'11)
- Bedroom 1 (11'6 x 10'10)
- Bedroom 3 (11'5 x 5'10)
- Ample Storage Space

## Merrylands

Basildon

**£325,000**

Guide Price



# Merrylands



Internally, the home welcomes you via the entrance porch, which offers practical separation between the inside and outside of the property and houses a large storage cupboard with potential to be converted into a downstairs W/C. The entrance hall contains the stairs, an additional storage cupboard, and provides access to the remainder of the home.

The kitchen/diner is a lovely size, extending the full depth of the house and measuring 17'8 x 7'11 at its maximum dimensions. The kitchen boasts an abundance of cupboard and worktop space, while the dining area provides the perfect setting for family meals or entertaining guests.

The lounge is particularly generous at 14'3 x 15'3 at its maximum dimensions and benefits from a large rear window alongside patio doors leading out to the garden. Together, these flood the room with natural light throughout the day, creating an ideal space for both family living and entertaining.

Upstairs, the first-floor landing provides convenient access to all rooms on this level. Bedroom 1, measuring 11'6 x 10'10, is a well-proportioned double and features fitted wardrobes running the depth of the room, maximising available floor space for additional furniture. Bedroom 2, only slightly smaller at 11'6 x 6'3, comfortably accommodates a double bed and wardrobes, while Bedroom 3, measuring 11'5 x 5'10, makes an ideal single bedroom, nursery or home office.

The first floor is completed by a separate W/C and shower room, which houses the shower and wash basin.

Externally, the property continues to impress with a low-maintenance WEST-FACING rear garden, perfect for enjoying the afternoon and evening sun. The home also benefits from a front garden, adding further outdoor space.

Overall, this deceptively spacious and well-located home offers flexible living accommodation, excellent transport links and strong everyday convenience, making it an ideal purchase for families, first-time buyers or investors alike. An early viewing is highly recommended to fully appreciate everything this property has to offer.

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.

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**WEST-FACING Rear Garden**

**1.2 Miles to Laindon Railway Station**

**Short Drive to the A127**

**Kitchen/Diner (17'8 x 7'11)**

**Lounge (14'3 x 15'3 Max)**

**Bedroom 1 (11'6 x 10'10)**

**Bedroom 2 (11'6 x 6'3)**

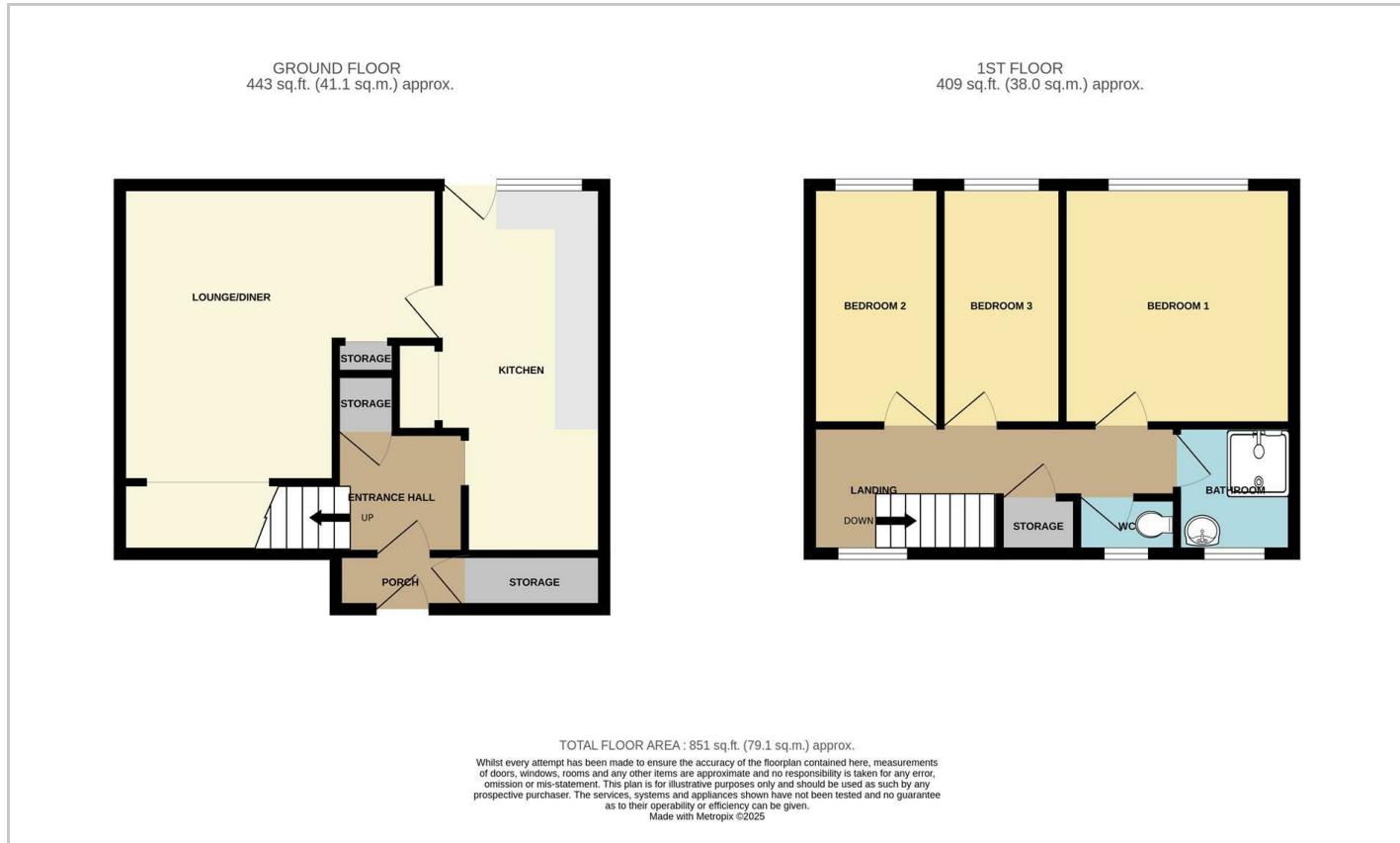
**Bedroom 3 (11'5 x 5'10)**

**Potential for Downstairs W/C**

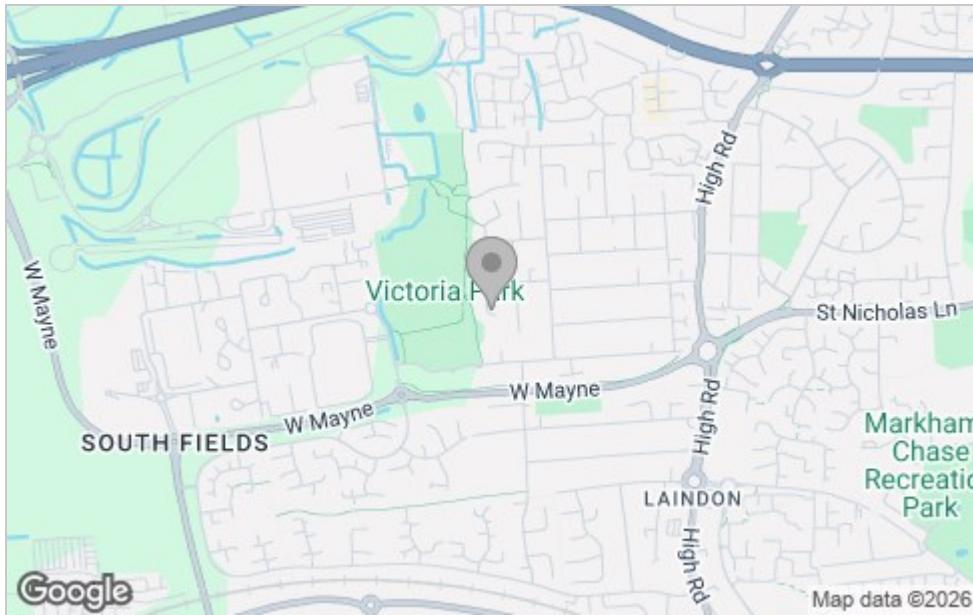
**Ample Storage Space**



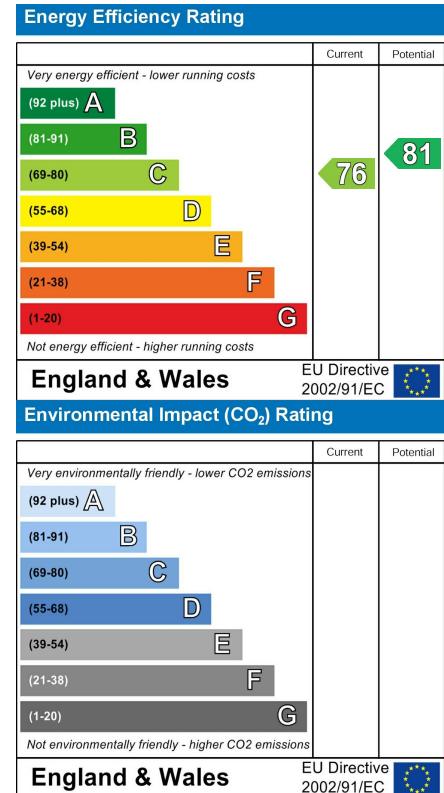
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.