



Connells

Regent Court
Laindon Basildon



Property Description

New to the market comes this superbly presented three bedroom semi detached family home benefits from a detached garage sitting at the end of the private driveway.

Access into the property leads to an entrance hall with a staircase to the first floor and doors to the ground floor WC and lounge. The generously sized lounge (14'2 x 11'8) offers an understair storage cupboard whilst the kitchen/diner to the rear is perfect for hosting, especially as it benefits from a modern conservatory overlooking the garden which is partly lawned, partly pebbled and boasts a decked area behind the garage for privacy. To the first floor are three well proportioned bedrooms and a family bathroom.

When it comes to being handy for amenities you really couldn't be better placed. The local nursery, primary school and secondary school are all within walking distance. Shops, trading estates and the popular Festival Leisure Park are all very convenient and so is access onto the A127 - perfect for travelling into London or Southend. The mainline station at Basildon (approx 1.3 miles) offers immediate links into London Fenchurch Street as does Laindon as an alternative.



Entrance Hall

Lounge

14' 3" x 11' 8" (4.34m x 3.56m)

Kitchen / Diner

15' 1" x 8' 7" (4.60m x 2.62m)

Conservatory

7' 5" x 7' 2" (2.26m x 2.18m)

WC

Bedroom One

12' 7" x 8' 8" (3.84m x 2.64m)

Bedroom Two

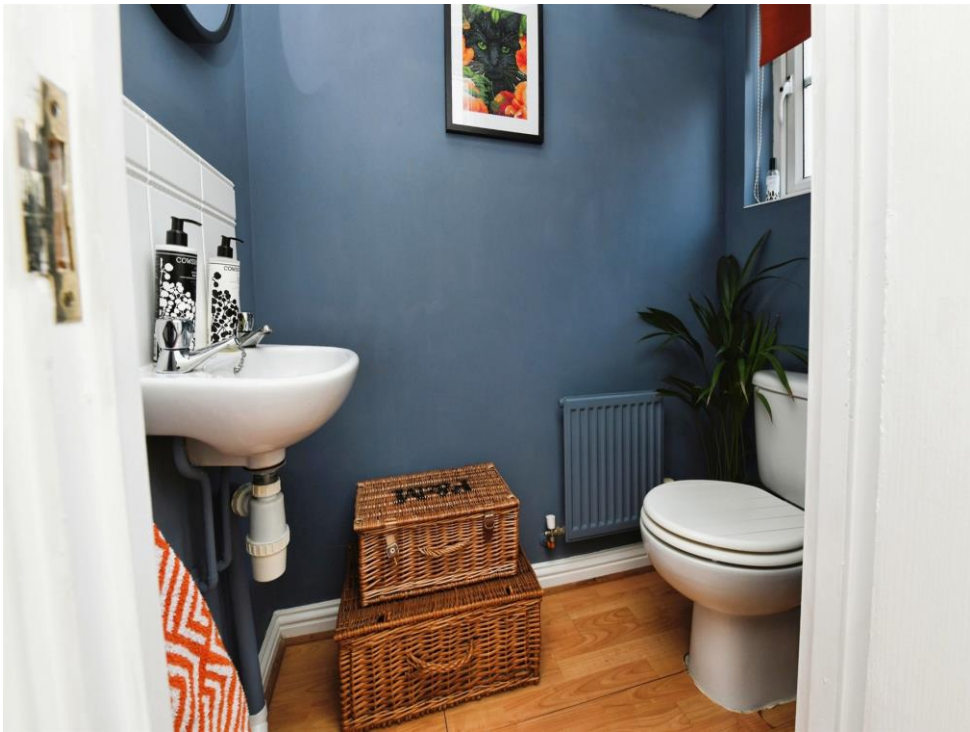
10' 6" x 8' 5" (3.20m x 2.57m)

Bedroom Three

7' 9" x 6' 2" (2.36m x 1.88m)

Bathroom









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01277 655 555
E billericay@connells.co.uk

96 High Street
 BILLERICAY CM12 9BT

EPC Rating: C

view this property online connells.co.uk/Property/BCY307406

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BCY307406 - 0006