



Tattenham Road, Laindon, Basildon

Guide Price £300,000



- No onward chain
- A fantastic size three bedroom family home
- Lovely size lounge
- Kitchen/diner
- Three good size bedrooms
- Wet room
- Nice size rear garden
- Front garden
- Garage and parking
- 0.7 miles from Laindon train station and close proximity of A127 road links



**Colubrid Estate Agents are delighted to welcome to the market this fantastic size three bedroom family home being sold with the added benefit of no onward chain and located just 0.7 miles from Laindon train station. Accommodation boasts an entrance porch, hallway, lovely size lounge, kitchen/diner, wet room and three good size bedrooms. Externally the property has front and rear gardens, a garage and parking. This property is also conveniently located within close proximity of A127 road links.
GUIDE PRICE - £300,000-£325,000**

Enter the property via porch to front aspect. Entrance hall commences with stairs leading to first floor accommodation.

Lounge 15'0 x 12'7 double glazed window to front. Storage cupboard.

Inner hallway gives access to shower room and kitchen. Storage cupboard.

Wet room comprises, walk in shower, wash hand basin and low level wc.

Kitchen/diner 10'7 x 9'1 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space appliances including space for freestanding cooker. External door to garden. Double glazed window.

First floor landing is home to three bedrooms. Loft access.

Bedroom one 14'0 x 12'7 two double glazed windows to front. Storage cupboard.

Bedroom two 10'5 x 9'2 double glazed window to rear. Storage cupboard.

Bedroom three 7'1 x 6'5 double glazed windows to rear.

Externally the property has a good size rear garden.

Garage 16'0 x 10'5 and parking.

Council Tax Band: C

Local Authority: Basildon

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view



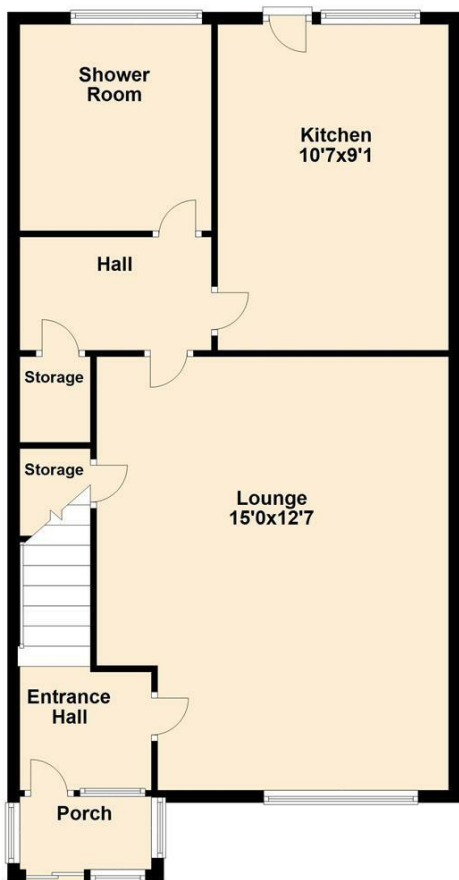
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Local Life

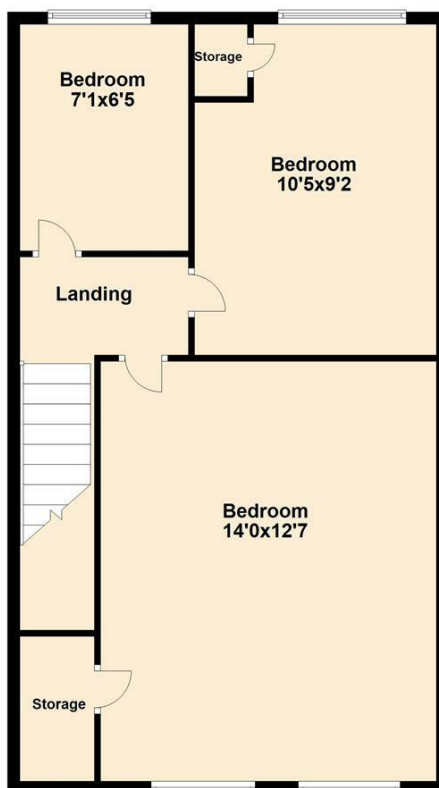
Basildon is a large market town in the county of Essex. Found only 26 miles East of Central London the town provides great access to The Capital via the C2C rail link to Fenchurch Street. Within Essex Basildon is located to the south of the City of Chelmsford and 10 miles west of Southend-on-Sea. Nearby towns include Billericay to the north-west, Wickford to the north-east and Benfleet to the south-east. Founded as a new town after World War II in 1948, to accommodate the London population overspill from the conglomeration of four small villages, namely Pitsea, Laindon, Basildon and Vange. Basildon also has access to London via road, on the A127 and A13. Basildon is a growing area providing a huge array of shops, schools, sports venue and entertainment facilities.

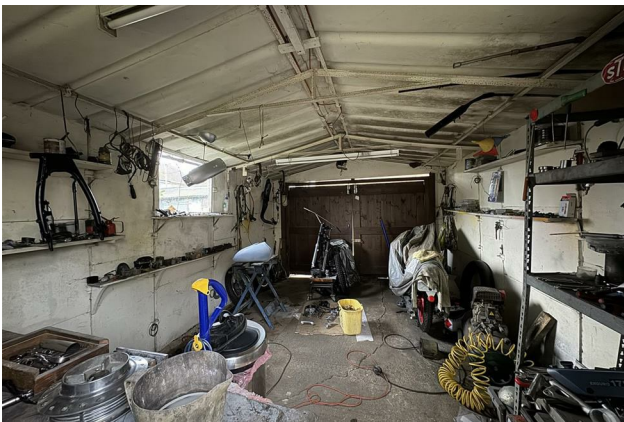


Ground Floor



First Floor





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