



## Bowfell Drive, Langdon Hills, Basildon

Guide Price £325,000



- A beautifully presented and lovely size two bedroom house
- Located in the always desirable area of Langdon Hills
- Lovely size lounge/diner
- Stunning kitchen with plenty of storage space
- Two good size bedrooms both with built in storage
- Modern bathroom
- Wonderful landscaped rear garden with artificial grass
- Garage benefitting from an electric door with fob remote access
- Parking



## GUIDE PRICE £325,000 - £350,000

Welcome to Bowfell Drive, Langdon Hills, Basildon - a charming terraced house that is sure to capture your heart! This beautifully presented property offers a delightful living space with a spacious lounge/diner, a stunning kitchen, two good-sized bedrooms, and a modern bathroom.

Situated in the sought-after area of Langdon Hills, this lovely home features a wonderful landscaped rear garden with artificial grass, perfect for relaxing or entertaining guests. Additionally, you'll find a garage with a electric remote door with fob access providing convenience and parking in front of the garage too.

Whether you're looking for a cozy space to call your own or a place to start a new chapter, this two-bedroom terraced house offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this house your home sweet home in Basildon!

Enter the property via door to front aspect.

Lounge/diner 15'3 x 11'5 double glazed window to front. Feature wall. Smooth ceiling and plenty of spotlighting.

Kitchen 11'6 x 7'7 gives access to rear garden. Double glazed window. Turning staircase to first floor accommodation. Range of wall and base mounted units with matching storage drawers. Complimentary work surfaces housing sink drainer. Siemens steam oven, warming drawer and microwave oven. Induction hob and extractor hood. Miele dishwasher, Neff fridge and Bosch freezer to remain. Wooden style flooring.

First floor landing is home to two well proportioned bedrooms and family bathroom. Access to part boarded loft.

Bedroom one 11'6 x 10'6 max. Double glazed window to front. Fitted wardrobes.

Bedroom two 8'0 x 7'8 double glazed window to rear. Storage cupboard.

Bathroom comprises shaped bath fitted with "Rainfall" style shower and glass splash screen door. Vanity wash hand basin and close coupled WC. Heated towel rail. Tiling to walls.

Delightful low maintenance rear garden commences with decked seating area. Remaining garden has artificial lawn. Personal door to garage.

Garage electric roller door fronting accessed via fob. Power and light connected.

Further Details:

Ideal Combination Boiler

Nest Home Heating System

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 endeavor 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.

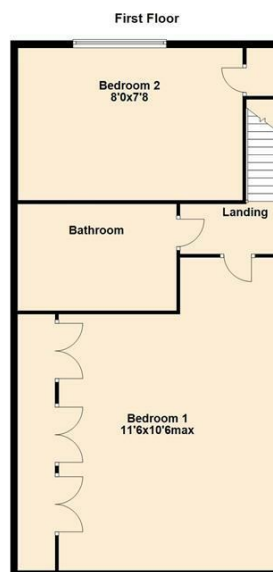
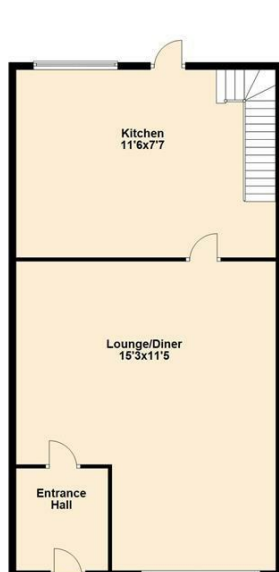
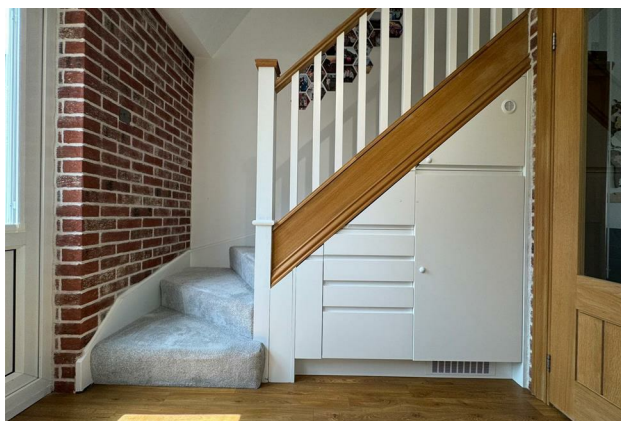
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Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



# 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.





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