



## Rowenhall, Laindon, Basildon

Offers Over £350,000



- Well presented by current owners, currently used as a four bedroom property offering plenty of versatility
- Four bedroom family home, located in popular Laindon West location
- Approximately 0.8 miles to Laindon railway station
- Entrance hall, ground floor shower room, lounge, kitchen and ground floor bedroom/reception room
- Three first floor bedrooms plus fantastic four piece bathroom
- Rear garden with decked seating area, Cabin and storage shed
- Great use of space to maximise storage
- Ideal location for popular schools
- Plenty of communal parking



**Well presented family home found in sought-after area of Laindon West, this charming terraced house offers the perfect setting for a growing family. Boasting four bedrooms and two bathrooms, this property provides ample space for comfortable living.**

**Situated just a stone's throw away from Laindon railway station, commuting is a breeze, making this home ideal for those who need to travel for work or leisure. The convenience of being close to well-regarded schools adds to the appeal for families with children.**

**One of the standout features of this property is its versatility. Clever use of space ensures that every corner is utilised efficiently, providing plenty of storage options to keep your home organised and clutter-free.**

**Step outside into the rear garden and you'll find a delightful retreat waiting for you. With a decked seating area, a charming cabin, and communal parking available, this outdoor space is perfect for relaxing, entertaining, and enjoying the fresh air.**

**Don't miss out on the opportunity to make this wonderful family home yours. Book a viewing today and discover the endless possibilities that this property in Rowenhall, Laindon, Basildon has to offer.**

Enter the property into porch.

Entrance hall gives access to all rooms.

Modern ground floor shower room comprises, corner shower, wash hand basin and close coupled WC. Tiling to walls. Tiled flooring.

Lounge 14'4 x 10'2 patio sliding doors open onto garden. Smooth ceiling with spot lighting.

Ground floor bedroom/reception room 10'4 x 8'7 double glazed window. External door. Storage cupboard.

Spacious kitchen 17'9 x 9'5 dual aspect double glazed windows. Range of wall and base mounted units with matching storage drawers.

Ample work surfaces housing sink drainer. Hob, oven and extractor hood to remain. Space for other appliances. Tiled flooring.

Stairs lead to first floor accommodation.

First floor landing is home to three well proportioned bedrooms and four piece bathroom.

Bedroom one 12'8 x 10'1 double glazed window.

Bedroom two 11'1 x 9'9 double glazed window.

Bedroom three 10'8 x 7'8 double glazed window.

Spacious four piece bathroom comprises corner double ended bath, corner shower cubicle, wash hand basin and low level WC. Heated towel rail. Part tiling to walls. Tiled flooring.

Rear garden commences with decked seating area. Cabin to remain with power and light connected. Remaining garden is lawned.

Shed to remain ideal for storage.

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.

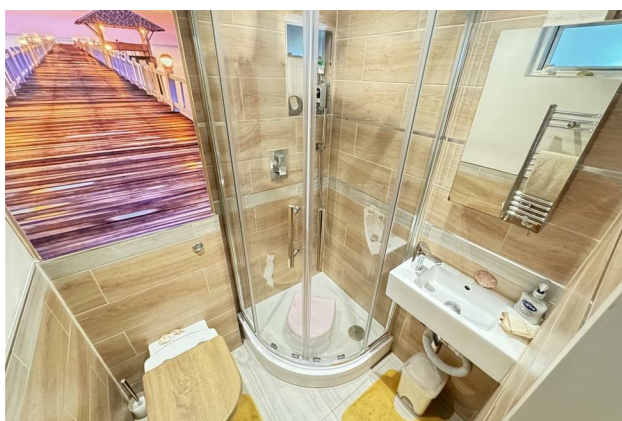
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

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.

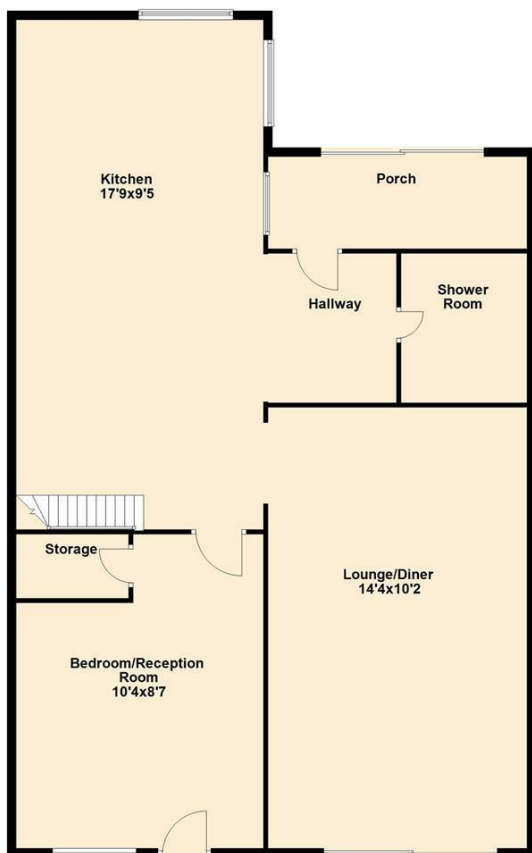


# Local Life

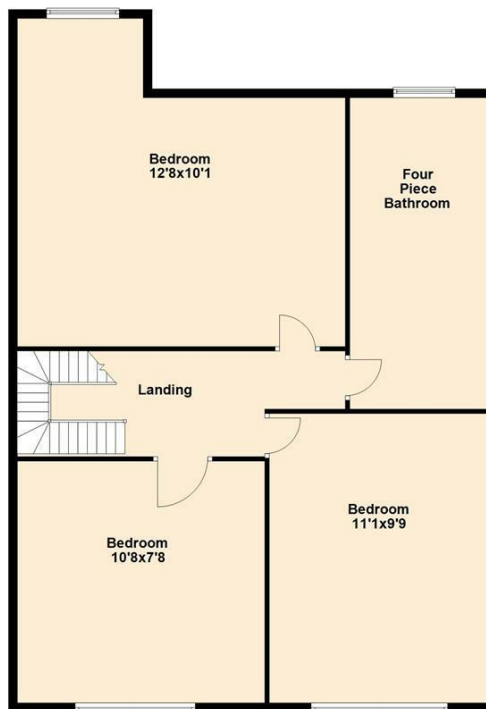
Basildon is a large market town in the county of Essex. Found only 26 miles East of Central London the town provides great access to The Capital via the C2C rail link to Fenchurch Street. Within Essex Basildon is located to the south of the City of Chelmsford and 10 miles west of Southend-on-Sea. Nearby 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.

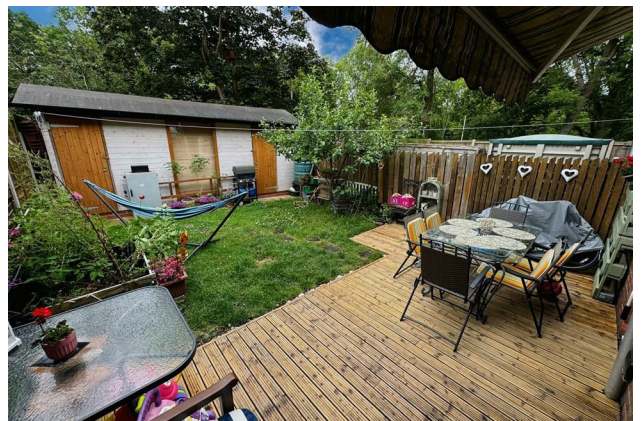


Ground Floor



First Floor





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