



Clay Hill Road, Basildon

Offers Over £400,000



- A beautifully presented and fantastic size two bedroom home presented to a show home standard throughout
- Previously three bedrooms before being converted to two bedrooms by the current owners
- Lovely size lounge
- Stunning kitchen/breakfast room
- Ground floor rear extension providing a dining room with lantern roof and bi-fold doors
- Beautifully ground floor wc and modern family bathroom
- Two double bedrooms
- En-suite shower room and dressing room to the master, both of which were previously the third bedroom
- Wonderful rear garden with summerhouse/games room/office
- Excellent location for Basildon town centre and train station



Nestled in the charming Clay Hill Road of Basildon, this terraced house is a true gem waiting to be discovered. Originally a three bedroom house prior to being converted to two bedrooms by the current owners this abode boasts a ground floor rear extension offering ample space for entertaining guests or simply unwinding after a long day.

With two double bedrooms and three bathrooms, including an en-suite shower room, ground floor wc and a family bathroom, this home exudes comfort and convenience. The current owners have thoughtfully converted the property from three bedrooms to two, creating a more spacious and functional layout that is sure to impress.

Step inside to find a lovely lounge, a stunning kitchen/breakfast room, and a ground floor rear extension that houses a large dining room with a lantern roof, bi-fold doors, and a striking ground floor wc. The two double bedrooms feature a dressing room and en-suite shower room, both previously the third bedroom, adding a touch of luxury to everyday living.

Outside, a delightful rear garden awaits, complete with a summerhouse/games room/office equipped with power and light. Imagine enjoying sunny afternoons in this charming outdoor space, perfect for relaxation or hosting gatherings with loved ones.

Ideally located for both Basildon train station and town centre, don't miss the opportunity to make this beautifully presented and wonderfully sized home your own. With its thoughtful design, convenient location, and inviting features, this property is sure to capture your heart.

Enter the property via porch to front.

Kitchen 19'1 x 10'3 double glazed window with shutters to remain. Range of wall and base mounted units with matching pan size storage drawers and under unit lighting. Worksurfaces with upstands housing sink drainer. Oven, hob, fridge/freezer, dishwasher and washing machine to remain. Two storage cupboards. Tiled flooring. Smooth ceiling with spot lighting. Stairs leading to first floor accommodation.

Open plan dining room 16'5 x 9'3 Skylight double glazed window. Bi-fold doors to garden. Colour washed wooden style flooring.

Ground floor cloakroom/WC. Wash hand basin and low level WC. Part tiling to walls. Bluetooth LED vanity mirror to remain.

Open plan lounge 20'2 x 10'8 Bay double glazed window to front with shutters to remain. Colour washed wooden style flooring. Smooth ceiling with spot lighting.

First floor landing is home to two bedrooms, dressing room, en-suite shower room and family shower room.

Bedroom one 12'7 x 11'5 two double glazed windows with shutters to remain. Fitted wardrobes.

Dressing Room 7'8 x 5'7 gives access to en-suite and built in wardrobe. double glazed window.

En-suite comprises shower, wash hand basin and low level WC. Bluetooth LED vanity mirror to remain. Part tiling to walls.

Bedroom two 13'4 max x 8'4 double glazed window with shutters to remain. Fitted wardrobe.

Shower room comprises shower cubicle, wash hand basin and low level WC. Part tiling to walls. Heated towel rail. LED vanity mirror to remain.

Externally the property has a nice size predominately lawned rear garden with patio seating area. Shed to with light 10'0 x 4'3

Office/games room 16'7 x 9'7 French double glazed doors. power and light connected. Smooth ceiling with spot lighting.

Further Details:

CCTV 3 camera system

Ring Alarm system with code access

Heated floors in entrance and en-suite

Smart switch for ground floor

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.

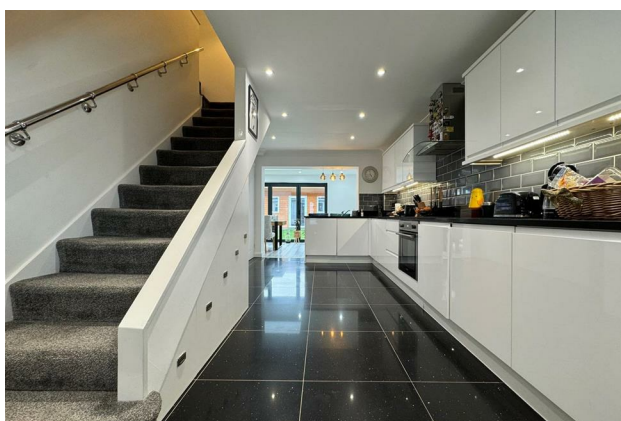
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

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.

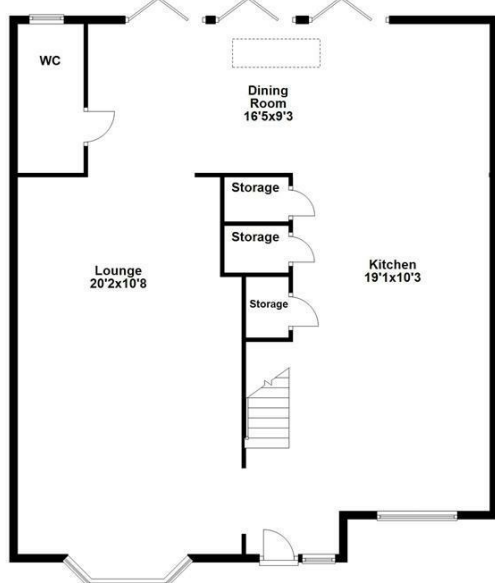


Local Life

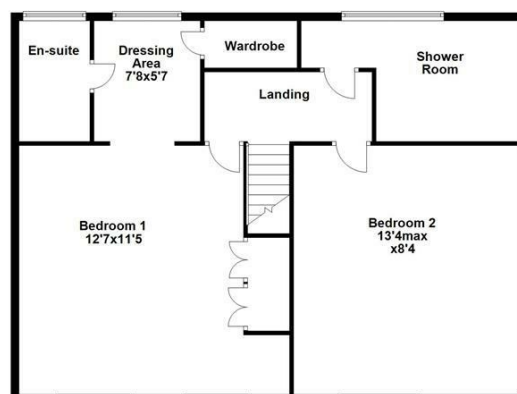
Basildon is a large market town in the county of Essex. Found only 26 miles East of Central London the town provides great access to The Capital via the C2C rail link to Fenchurch Street. Within Essex Basildon is located to the south of the City of Chelmsford and 10 miles west of Southend-on-Sea. Nearby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