



Sylvan Close, Laindon, Basildon

Offers Over £425,000



- A beautifully presented and fantastic size three bedroom family home
- Excellent size living space throughout
- Lovely size lounge/diner
- Stunning kitchen
- Ground floor wc
- Family bathroom
- Three great size bedrooms
- Wonderful size rear garden and additional side garden
- Driveway parking and garage
- Close proximity to Laindon train station and A127 road links



Nestled in the tranquil Sylvan Close, Laindon, Basildon, this beautifully presented end terrace house is an exceptional family home that has been cherished by its current owners since it was first built and has represented a brilliant home for them. With three spacious bedrooms and great size accommodation throughout, this property offers ample living space for families of all sizes.

As you enter, you are greeted by an inviting entrance hallway that leads to a lovely lounge/diner, perfect for both relaxation and entertaining. The stunning kitchen is a highlight of the home, providing a modern and functional space for culinary enthusiasts. The ground floor also features a convenient WC, enhancing the practicality of the layout.

Upstairs, you will find three generously sized bedrooms, each offering a comfortable retreat for family members. The family bathroom is well-designed, catering to the needs of a busy household.

Outside, the property boasts a wonderful rear garden, ideal for outdoor activities and gatherings. Additionally, there is a side garden that adds to the outdoor space, providing further opportunities for gardening or play. The driveway parking and garage offer convenience and security for your vehicles.

This fantastic family home combines excellent living space with a welcoming atmosphere, making it a perfect choice for those seeking a comfortable and stylish residence in a desirable location. Don't miss the opportunity to make this charming property your own.

Impressive entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/WC. Wooden style flooring.

Large lounge/diner 20'8 max x 15'8 max. Bow fronted double glazed window. French double glazed doors to rear. Wooden style flooring.

Kitchen 11'8 x 9'9 high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker, Extractor hood to remain. Part tiling to walls. Tiled flooring.

First floor landing is home to three bedrooms and three piece bathroom. Access to mostly boarded loft with ladder to remain.

Bathroom comprises white panel bath, wash hand basin and WC. Tiling to walls. Tiled flooring. Obscure double glazed window. Airing cupboard.

Bedroom one 12'1 x 10'6 double glazed window to rear.

Bedroom two 12'1 x 9'8 double glazed window to front.

Bedroom three 9'2 x 7'6 double glazed window to rear.

Externally the property has a delightful low maintenance rear garden, paved with plenty of seating areas, canopy to remain. Side access gate. Feature covered pond and well stocked flower bed bordering. Shed to remain 5'4 x 5'4. Please be aware the Hot tub is negotiable..

Personal door to garage 19'6 x 8'9 up and over door, power and light connected.

Driveway parking.

Council Tax Band: D

Local Authority: Basildon

4 CCTV cameras to front and rear.

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.



