



Malgraves, Pitsea, Basildon

Guide Price £300,000



- Spacious and well presented three bedroom family home
- Located close to Northlands Park
- Approximately 1 mile to Pitsea railway station, with direct links to Fenchurch Street
- 0.2 miles to Northland Primary, perfect location for Basildon Academy, Pitsea town centre and all amenities
- Delightful rear garden with covered seating area and artificial lawn
- Summerhouse with power and light connected
- Entrance hall, dining area, lounge, kitchen, study and ground floor cloakroom/WC
- First floor is home to three bedrooms and family bathroom
- Front garden



GUIDE PRICE - £300,000 - 325,000

Welcome to this spacious and well-presented three-bedroom terraced house, ideally situated in the charming area of Malgraves, Pitsea, Basildon. This delightful family home is conveniently located just a short distance from Northlands Park, providing a perfect setting for outdoor activities and relaxation.

The property boasts two generous reception rooms, offering ample space for both entertaining guests and enjoying family time. The entrance hall leads you to a welcoming dining area and a comfortable lounge, spacious kitchen, complemented by a study that is perfect for those who work from home. A convenient ground floor cloakroom/WC adds to the practicality of this lovely home.

On the first floor, you will find three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. The family bathroom is also located on this level, ensuring that all your needs are met.

The outdoor space is equally impressive, featuring a delightful rear garden complete with a covered seating area, perfect for enjoying al fresco dining or simply unwinding after a long day. The garden also includes a summerhouse with power and light connected, offering versatile options for use as a workshop, storage, or even a playroom.

This property is ideally located approximately one mile from Pitsea railway station, providing direct links to Fenchurch Street, making it an excellent choice for commuters. Additionally, it is just 0.2 miles from Northland Primary School and conveniently close to Basildon Academy, ensuring that educational needs are well catered for. With Pitsea town centre and all essential amenities nearby, this home truly offers a perfect blend of comfort, convenience, and community living.

Entrance hall gives access to ground floor cloakroom/WC.

Dining Room 12'1 x 11'5 double glazed window. Turning staircase to first floor landing. Wooden style flooring.

Study 11'5 x 4'1 external door to garden. Wooden style flooring.

Lovely size lounge 13'1 x 12'9 also gives access to rear garden via French double glazed doors. Wooden style flooring.

First floor landing is home to three bedrooms and three piece shower room. Storage cupboards.

Bedroom one 12'9 x 9'1 double glazed window to rear.

Bedroom two 15'6 x 8'3 double glazed window to rear.

Bedroom three 13'9 x 7'8 double glazed window to front.

Bathroom comprises white shaped bath fitted with shower/mixer tap and glass splash screen door. Vanity wash hand basin and WC. Tiling to walls. Obscure double glazed window.

Externally the property has a delightful rear garden Commencing with covered patio seating area. Centre artificial lawned island.

Summerhouse 11'3 x 5'1 power and light connected.

Council Tax Band: C

Local Authority: Basildon

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 including VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



