



## Long Gages, Basildon

Guide Price £400,000



- A well presented and fantastic size four bedroom family home
- Lovely size lounge
- Modern and great size kitchen/diner
- Conservatory
- Ground floor wc
- Modern family bathroom
- Four excellent size bedrooms, three of which boast fitted wardrobes
- Wonderful size rear garden
- Double length garage with electric remote door
- Excellent location for Basildon town centre



**Colubrid Estate Agents are thrilled to welcome to the market this well presented and fantastic size four bedroom family home boasting excellent size living space throughout. Accommodation boasts an entrance hallway, ground floor wc, lovely size lounge, modern and great size kitchen/diner and a conservatory. The first floor holds four excellent size bedrooms three of which boast fitted wardrobes and there is a modern family bathroom. Externally the property offers a wonderful size rear garden and a double length garage with electric remote door. This property holds an excellent location for Basildon town centre.**

## **GUIDE PRICE £400,000 - £450,000**

Spacious entrance hall commences with stairs leading to first floor accommodation. Storage cupboard. Access is given to ground floor cloakroom/WC. Wren kitchen/diner 22'0 x 9'3 dual aspect double glazed windows. An array of wall and base mounted units with matching pan size storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Tiling to splash backs. Five ringed gas hob, double oven, dishwasher, washing machine and fridge/freezer to remain. Tiled flooring.

Conservatory 14'1 x 9'9 French double glazed doors to garden. Fan light double glazed windows. Tiled flooring.

Lounge 18'5 x 13'7 also overlooks the rear aspect. Two double glazed windows. Coved ceiling.

First floor landing is home four well proportioned bedrooms and family size four piece bathroom. Storage cupboard.

Bedroom one 14'3 x 8'7 double glazed window to rear. Rhino fitted wardrobes.

Bedroom two 14'2 max x 9'0 double glazed window to rear. Fitted wardrobes.

Bedroom three 13'9 max x 9'7 double glazed window to rear. Fitted wardrobes. Access to fully boarded loft with ladder to remain, power and light connected.

Bedroom four 8'9 x 7'8 double glazed window to side.

Four piece bathroom comprises white panel bath fitted with handheld shower attachment, shower cubicle, vanity wash hand basin and low level WC. Tiling to walls. Tiled flooring.

Externally the property has a good size rear garden, commencing with patio seating area, outside water tap, further decked seating and stone path to rear access gate. Brick built shed with power and light connected 10'7 max x 10'1

Tandem length garage 20'4 x 9'9 electric roller door with fob access, power and light connected.

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

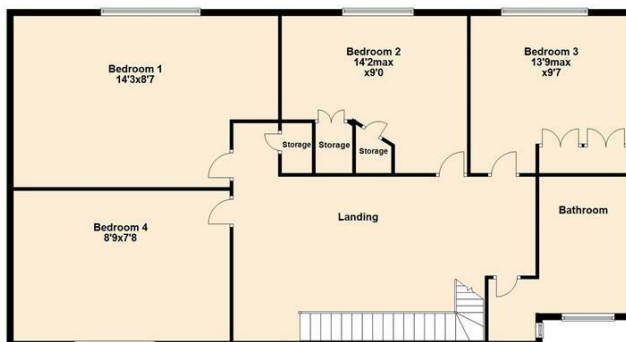
Basildon is a large market town in the county of Essex. Found only 26 miles East of Central London the town provides great access to The Capital via the C2C rail link to Fenchurch Street. Within Essex Basildon is located to the south of the City of Chelmsford and 10 miles west of Southend-on-Sea. Nearby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

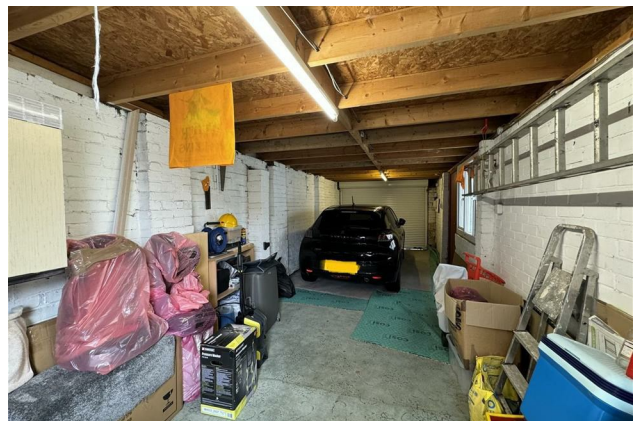


Ground Floor



First Floor





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