



**BROWN & BRAND**



**Clenshaw Path**

Basildon, SS14 2FP

- Four Bedroom Mid Terraced House
- No Onward Chain
- Walking Distance To Town Centre And Town Centre
- Highly Sought After Location - Gloucester Park Development

**£425,000**





Brown & Brand proudly presents this delightful mid-terraced four-bedroom house, available with no onward chain. Enjoying picturesque views directly over Gloucester Park, this property offers spacious living accommodation and convenient amenities nearby. Upon entering, you are greeted by a well-proportioned lounge featuring a dining area, ideal for both relaxation and entertaining. The kitchen, located at the front of the house, is equipped with built-in appliances, ensuring practicality alongside modern convenience. The highlight of the property is the master bedroom, which includes a dressing area and an ensuite bathroom, providing a private sanctuary within your home. Three additional generously sized bedrooms and two bathrooms cater to family needs or guest accommodations. A ground floor cloakroom adds convenience to daily living. Located within close proximity are several highly regarded schools such as Lee Chapel & Ghyllgrove Primary Schools, and Woodlands & James Hornsby Secondary Schools, all within a mile's reach, making it an ideal location for families. The property features a low-maintenance rear garden, complete with parking for two cars and a carport, ensuring both practicality and convenience. Double glazing throughout and gas central heating provide comfort and energy efficiency year-round. Additional features include two Juliet balconies, enhancing the property's appeal with views and fresh air. Whether enjoying the park vistas or the convenience of nearby amenities, this home offers a blend of comfort, practicality, and scenic beauty.



## ACCOMODATION COMPRISES

Approached via Double glazed door giving access through to:

### ENTRANCE HALL

Carpeted stairs to first floor. Radiator. Smooth plastered ceiling. Wood effect flooring. Storage cupboard. Doors leading through to:

### GROUND FLOOR CLOAKROOM

Two piece suite comprising pedestal wash hand basin. WC. Partly tiled walls. Tiled flooring. Radiator. Extractor fan.

### KITCHEN

12' 9" x 6' 2" (3.89m x 1.88m) The kitchen is fitted with units to both eye and base level with contrasting worktops over. Incorporating stainless steel sink unit with mixer tap and drainer. Four ring gas hob over integrated electric oven with extractor fan above. Tiled splash backs. Integrated fridge/freezer. Integrated dishwasher. Radiator. Double glazed window to front.



### LOUNGE/DINING ROOM

20' 6" x 13' 4" (6.25m x 4.06m) Double glazed doors leading out to rear garden. Wood effect flooring. Storage cupboard. Smooth plastered ceiling. Radiator.



### FIRST FLOOR LANDING

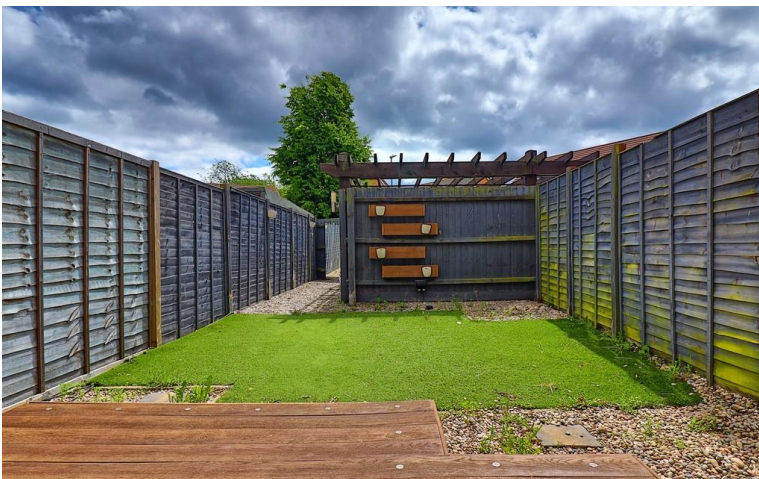
Carpet. Radiator. Smooth plastered ceiling. Carpeted stairs leading to second floor. Doors leading through to:

### BEDROOM TWO

13' 3" x 9' 9" (4.04m x 2.97m) Double glazed doors to the front opening out to a Juliette balcony. Carpet. Radiator. Smooth plastered ceiling. Fitted wardrobes.

### BEDROOM 3

13' 3" x 11' 6" (4.04m x 3.51m) Double glazed window to the rear. Carpet. Radiator. Smooth plastered ceiling.





## **BATHROOM**

Three piece suite comprising of a panelled bath with shower attachment over, glass shower screen and fully tiled surround. Pedestal wash hand basin with mixer tap over. Low level w/c. Tiled flooring. Ladder style radiator. Half tiled walls. Shaver point. Extractor fan.

## **SECOND FLOOR LANDING**

Carpet. Radiator. Smooth plastered ceiling. Loft access. Storage cupboard housing water tank.

Doors leading through to:



## **BEDROOM ONE**

14' 6" x 13' 5" (4.42m x 4.09m) Double glazed doors to the front opening out to a Juliette balcony. Carpet. Radiator. Smooth plastered ceiling. Storage cupboard.

## **DRESSING ROOM**

8' 2" x 4' 5" (2.49m x 1.35m) Built in wardrobes with matching dressing table and vanity mirror.

Door leading through to En-Suite.



## **ENSUITE**

Fitted in a three piece suite comprising of a large self contained walk in shower cubicle with shower over and glass shower screen with fully tiled surround. Low level W/C. Wash hand basin with mixer taps over. Tiled flooring. Half tiled walls. Smooth plastered ceiling. Extractor fan. Ladder style stainless steel towel rail/radiator. Obscure double glazed window to rear.

## **EXTERNALLY**

### **REAR GARDEN**

Easily maintained rear garden with wooden decking to immediate fore with an artificial lawn area. Outside tap. Small storage shed. Rear access via gate to covered parking area providing off street parking for two cars.

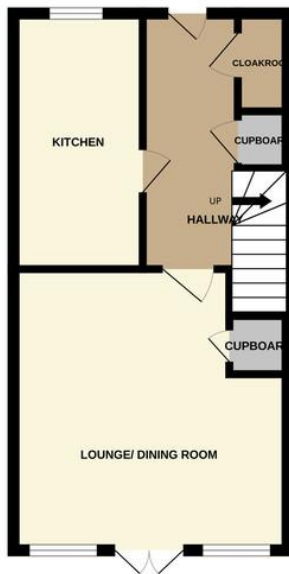
### **FRONT**

Overlooking park area with no through road access to the front of the property via path.

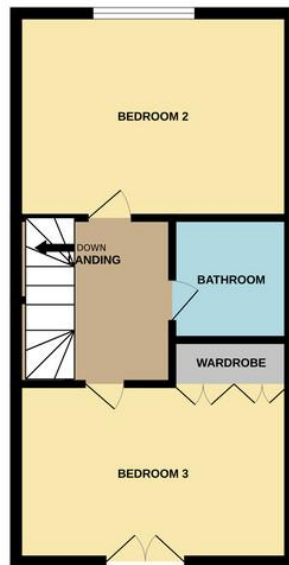




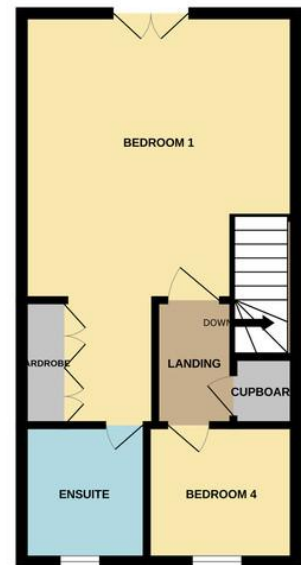
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy performance certificate (EPC)

96 Chisleham Path BASILDON SS14 2FP	Energy rating <b>B</b>	Valid until: 26 October 2032 Certificate number: 7190-6538-6522-6223-3023
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Property type	Mid-terrace house
Total floor area	114 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.