



16 Leon Drive, Basildon, SS16 4RJ

GUIDE PRICE £400,000 - £415,000

- BEAUTIFULLY PRESENTED AND RE-MODELLED FAMILY HOME
- FOUR DOUBLE BEDROOMS (ONE ON THE GROUND FLOOR)
- OPEN PLAN LOUNGE / KITCHEN / DINER
- EASY ACCESS OF A13, BASILDON HOSPITAL AND LOCAL AMENITIES
- GROUND FLOOR CLOAKROOM
- REFITTED WINDOWS, CARPETS, FLOORING AND INTERNAL DOORS
- STUNNING FAMILY BATHROOM
- REFITTED HOWDENS KITCHEN WITH QUARTZ WORK SURFACE AND APPLIANCES
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- VIEWING AN ABSOLUTE MUST

SUPERBLY PRESENTED AND RE-MODELLED FAMILY HOME IN PLEASANT CUL DE SAC, WHICH SIMPLY HAS TO BE VIEWED. A double glazed entrance door leads into the entrance hall with engineered oak flooring, radiator and coved cornice to smooth ceiling. The ground floor cloakroom has a contemporary suite with a wash hand basin on a wooden plinth, low level W.C and engineered oak flooring. The WOW factor really hits, when you walk into the open plan lounge/ kitchen / diner, which has a double glazed window to front, two double glazed windows and double glazed sliding patio doors onto the rear garden. The re-fitted "Howdens" kitchen has a range of fitted eye and base level units with Quartz work surface over incorporating a Butler Sink, two built in ovens, one with combined grill, four ring electric hob with extractor fan over, integrated washing machine, tumble dryer, fridge, separate integrated fridge/freezer, under stairs storage cupboard and smooth ceiling. The original garage, has now been converted into a bedroom with double glazed window to front, built in wardrobes, radiator and built in cupboard with the plumbing for a potential ensuite shower room to be created. On the first floor, there was originally four bedrooms, and a small bathroom, but the current vendors have reconfigured the space to create three double bedrooms, and an extremely spacious bathroom with its freestanding claw toed bath, vanity wash basin, low level W.C, separate shower cubicle with Rainforest shower head, part tiled walls, heated towel rail, part tiled walls and floor, two double glazed windows to front and tiled floor. The three double bedrooms, all have double glazed window, radiator and smooth ceiling. Externally, there is ample parking on the driveway to front for up to four vehicles. The landscaped rear garden has a raised decking area and rear gate providing access.



Council Tax Band: D



ENTRANCE HALL

11'10" x 2'9"

GROUND FLOOR CLOAKROOM

6'7" x 3'

OPEN PLAN KITCHEN / DINER

21'4" reducing to 11'8" x 22'6" reducing to 16'

KITCHEN AREA

12'5" x 7'6"

GROUND FLOOR BEDROOM

17'9" x 8'8"

LANDING

11'8' max x 6'

BEDROOM ONE

11'11" x 11'9"

BEDROOM TWO

12' x 9'2"

BEDROOM THREE

9'4" x 9'3"

BEDROOM FOUR (GROUND FLOOR)

17'9" x 8'8"

Has pipework in cupboard to possibly create an ensuite shower room

REFITTED BATHROOM

11'9" x 8'3"

LANDSCAPED REAR GARDEN

OFF STREET PARKING FOR MULTIPLE VEHICLES





Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

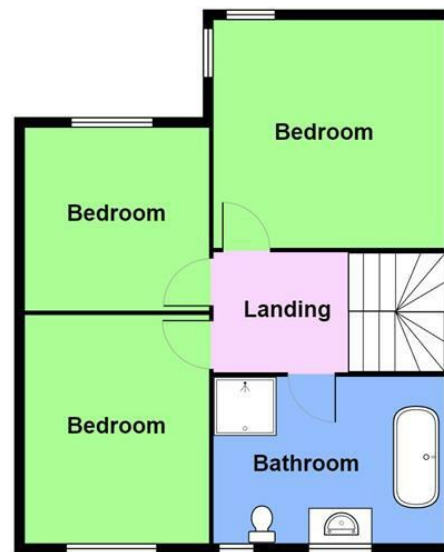
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Area: 57.9 m² ... 624 ft²



1st Floor
Area: 50.4 m² ... 543 ft²



Total Area: 108.4 m² ... 1167 ft²



AIW Energy Assessors Limited
Energy Performance Certificates / Floor Plans
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Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.