



14 High Road North, Laindon, Basildon, SS15 4DP

Guide Price £600,000

- FOUR BEDROOMS
- IMPRESSIVE OPEN PLAN LIVING AREA
- EXTENSIVE DRIVEWAY
- MODERN KITCHEN & UTILITY ROOM
- DECEPTIVELY SPACIOUS FAMILY HOME
- DRESSING ROOM & EN-SUITE
- 130FT REAR GARDEN WITH BAR / GAMES ROOM
- INTERNAL VIEWING ESSENTIAL
- WOOD BURNING STOVE
- NEARBY A127, SCHOOLS & SHOPS

An impressive four bedroom family home, extended and modernised to a high standard throughout, to include a 26'8" x 21'4" open plan living space with wood burning stove, integrated media unit and bi-folding doors to the landscaped, 130ft rear garden. In addition there is a modern kitchen / breakfast room and separate utility room, ground floor W.C, storage area to the front section of the garage and in the hallway. The first floor boasts four sizeable bedrooms, bedroom one has the advantage of a dressing room and en-suite shower room with part vaulted ceilings and remote operated Velux windows. The family bathroom has also been refitted, with fully tiled walls, P-shaped bath and shower above. Bedroom two overlooks the rear garden and has plenty of space for wardrobes, bedroom three has a built-in wardrobe and bedroom four currently fits a double bed and has an over-stairs storage space. Set back from the road, the property has an excellent amount of parking space, with side gate access to the garden and paved patio area, there is artificial lawn, further entertaining area and hot tub included in the sale. The bar / games room measures 18'6" x 8'7", with power, lighting and WIFI connection, double glazed windows and French doors. There is also a 'hidden garden area' beyond giving an extra 11ft of space, with access to the storage shed. Internal viewing is absolutely essential to appreciate the size of accommodation available and the overall plot and excellent outdoor entertaining space.



Council Tax Band: D



ENTRANCE HALLWAY

15'11 x 5'11 reducing to 4'5

GROUND FLOOR W.C

7'11 x 3'3

KITCHEN / BREAKFAST ROOM

12'9 x 9'9

UTILITY ROOM

7'11 x 7'10

DINING ROOM WITH FIREPLACE

18'1 x 12'9

LIVING ROOM WITH BI-FOLDING DOORS

21'4 x 12'9

FIRST FLOOR LANDING

13'1 x 12'3 reducing to 3'2

BEDROOM ONE

12'5 x 9'3

DRESSING ROOM

7'7 x 6'11

EN-SUITE SHOWER ROOM

8'6 x 5'2 reducing to 4'2

BEDROOM TWO

13'4 x 11'10 reducing to 8'11

BEDROOM THREE

10'7 x 9'8

BEDROOM FOUR

11'9 reducing to 7'8 x 7'10

FAMILY BATHROOM

6'3 x 5'4

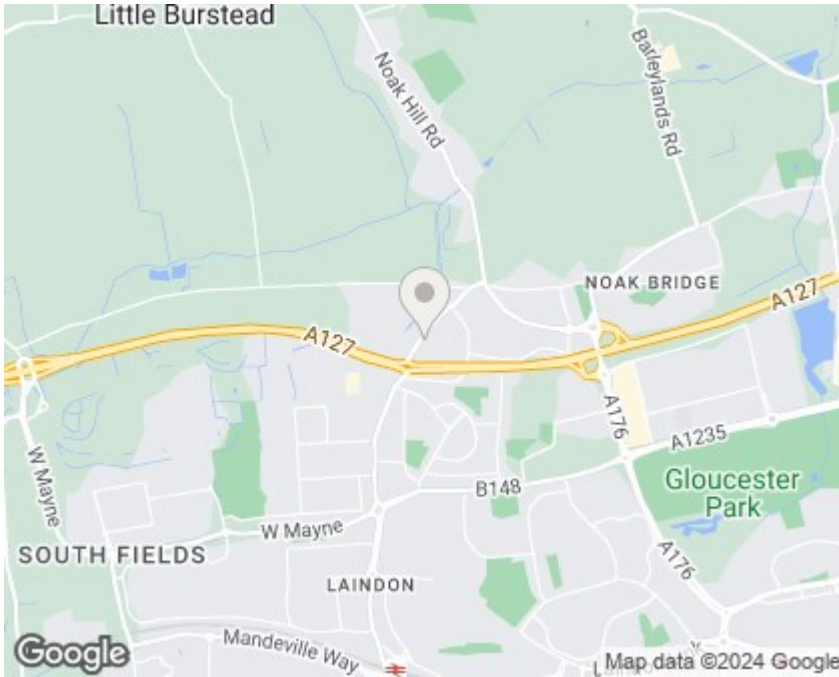
130FT REAR GARDEN

BAR / GAMES ROOM

18'6 x 8'7

STORAGE SHED





Viewings

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

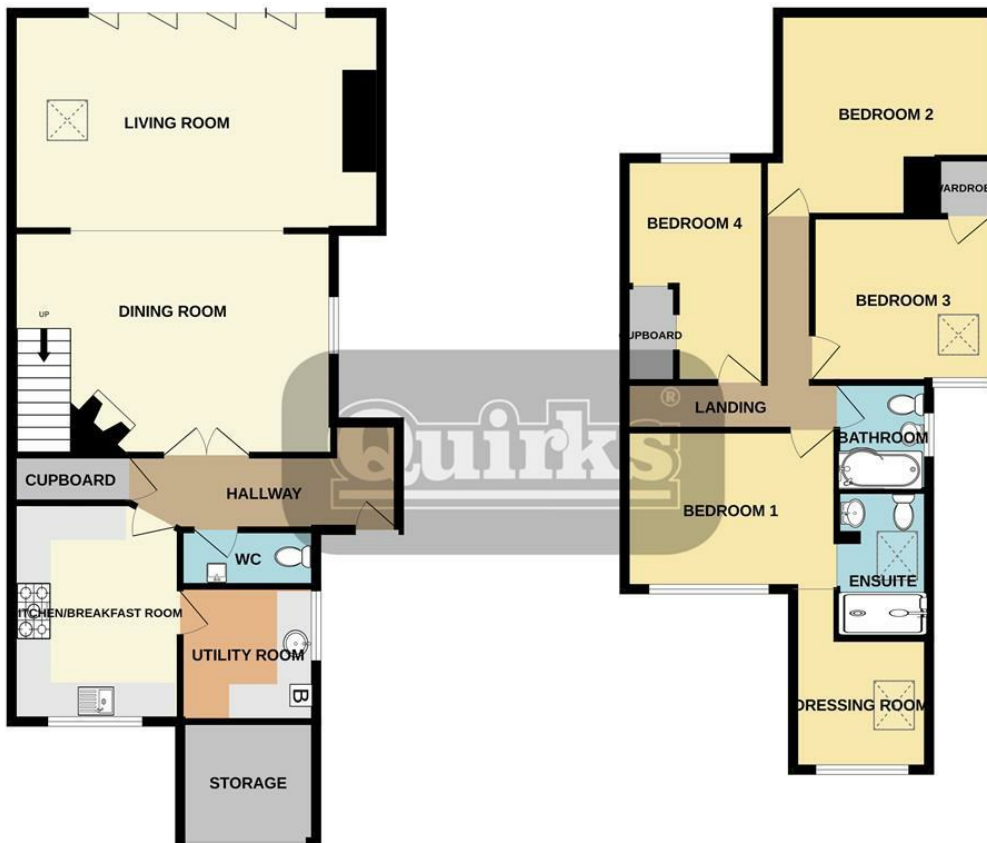
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D	55		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.

1ST FLOOR
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1522 sq.ft. (141.4 sq.m.) approx.
This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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