



11 Magnolia Lane, Laindon, Basildon, SS15 4HL

GUIDE PRICE £500,000 - £525,000

- FOUR BEDROOMS
- MODERN BATHROOM & EN-SUITE
- REFITTED INTEGRATED KITCHEN
- CORNER PLOT LOCATION
- CLOSE TO SHOPS & MAINLINE STATION
- LIVING ROOM WITH MEDIA WALL
- GROUND FLOOR EXTENSION
- POPULAR STEEPLE VIEW AREA
- GARAGE & OFF ROAD PARKING
- INTERNAL VIEWING ESSENTIAL

A modern four bedroom link-detached family home, with a ground floor extension, situated in a cul-de-sac location, near to amenities. The ground floor offers a well appointed and integrated kitchen and dining room with lantern roof and French doors, separate living room to front aspect with bay window and media wall, ground floor W.C, modern family bathroom and en-suite shower room. There are four double bedrooms to the first floor with excellent built-in storage space and fitted wardrobes to bedroom one. Externally the landscaped and low maintenance garden has a sandstone paved patio, artificial lawn and access to the detached garage. Corner plot location, in the popular Steeple View area, close to Laindon Mainline Railway Station, serving London Fenchurch Street, nearby convenience shops, bus route and a short drive to the A127.

 4

 2

 2

 C

Council Tax Band: F



ENTRANCE HALLWAY
8'3 x 3'7

GROUND FLOOR W.C
5'6 x 2'9

LIVING ROOM WITH BAY WINDOW
17'0 x 12'6 reducing 8'8

MODERN INTEGRATED KITCHEN
15'6 x 11'3

DINING ROOM
13'8 x 13'6

FIRST FLOOR LANDING
10'7 x 9'9

BEDROOM ONE
15'6 x 9'2 reducing 7'9

EN-SUITE SHOWER ROOM
6'11 x 4'6

BEDROOM TWO
10'4 x 10'0

BEDROOM THREE
12'2 x 9'3 reducing to 8'5

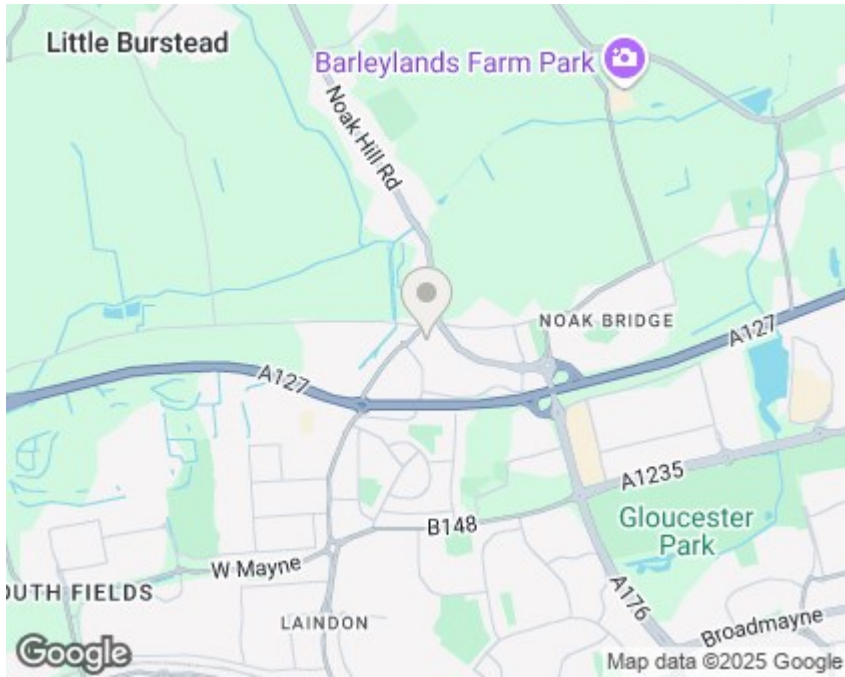
BEDROOM FOUR
10'4 x 7'2

FAMILY BATHROOM
8'3 x 6'9

GARAGE & OFF ROAD PARKING

LANDSCAPED REAR GARDEN





Viewings

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

EPC Rating:

C

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 84 |
| (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



1ST FLOOR



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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