



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Pound Lane, Basildon



**Morgan Brookes believe** - This exceptional property is located in a semi-rural location close to open fields, shops and local amenities. The property is currently set up as 2 separate flats which can be converted back to a family home. The property boasts a double side extension, providing an abundance of living space across two separate flats. Whether you're looking for a multi-generational home, a rental opportunity, or a property to convert back into a large family residence, this home offers endless potential.

**Our Sellers love** - Being able to enjoy the large unoverlooked rear garden with the added benefit of a man cave incorporating a bar for entertaining friends & family and located within easy reach of local amenities, open fields and a short distance of the A13 & A127.

### Key Features

- Lovely Condition With Double Side Extension.
- Currently Set Up As 2 Separate Flats.
- 3 Receptions, 2 Kitchens & 2 Shower Rooms.
- Can Be Converted Back To A House With Minimal Expense.
- Large Unoverlooked Rear Garden.
- Man Cave With Bar & Multiple Sheds To Remain.
- Ample Off Road Parking.
- Walking Distance To Open Fields, Shops & Amenities

**Guide Price**  
**£425,000- £450,000**

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[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Pound Lane, Basildon

## Entrance

Double glazed panelled door to:

## Hall

Stairs to first floor flat, door to ground floor flat.

## Kitchen

**11' 5" x 8' 6" (3.48m x 2.59m)**

Double glazed window to rear aspect, base and wall mounted units, roll top work surfaces incorporating sink, boiler, opening to:

## Living Room

**21' 9" x 12' 11" (6.62m x 3.93m)**

Double glazed window to front aspect, double glazed French door with double glazed window to side aspect, radiator, carpet flooring, door to:

## Bedroom

**12' 6" nt 9'0" x 11' 3" (3.81m nt 2.74m x 3.43m)**

Double glazed window to front aspect, radiator, carpet flooring, door to:

## Shower Room

**8' 0" x 2' 11" (2.44m x 0.89m)**

Obscure double glazed window to side aspect, shower cubicle, hand basin, low level WC.

## First Floor Flat

### Living Room

**15' 0" x 13' 4" (4.57m x 4.06m)**

Double glazed window to front and side aspects, radiator, carpet flooring, door to:

### Kitchen

**11' 3" x 6' 11" nt 5'0" (3.43m x 2.11m nt 1.52m)**

Double glazed window to rear aspect, base and wall mounted units, roll top work surfaces incorporating sink and drainer unit, hob with extractor over.

### Inner Hall

Door to:

### Shower Room

**5' 8" x 5' 2" (1.73m x 1.57m)**

Obscure double glazed window to rear aspect, shower cubicle, vanity hand basin, lo level WC.

### Bedroom 1

**13' 1" x 9' 11" (3.98m x 3.02m)**

Double glazed window to front aspect, radiator, carpet flooring.

### Bedroom 2

**8' 5" x 7' 0" (2.56m x 2.13m)**

Double glazed window to rear aspect, radiator, carpet flooring.

## Rear Garden

Fully resin, various raised flower beds.

## Wooden Shed

**9' 10" x 7' 11" (2.99m x 2.41m)**

Glazed window to side aspect, door to side aspect.

## Greenhouse

To remain.

## Man Cave

**10' 2" x 11' 5" (3.10m x 3.48m)**

Glazed windows to front and side aspects, bar area, opens to:

## Gym Area

**9' 11" x 11' 5" (3.02m x 3.48m)**

Windows to front and side aspects, music studio.

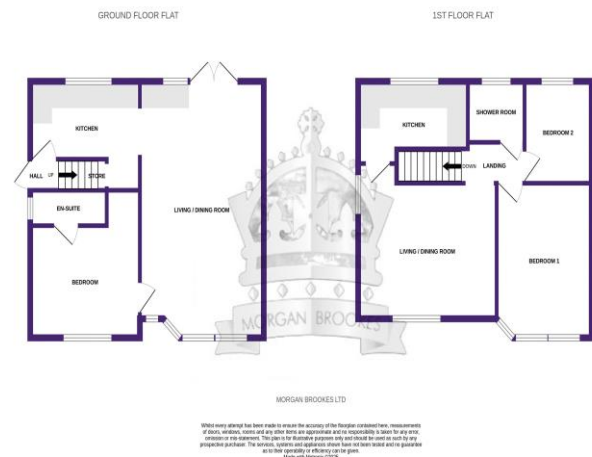
## Shed

(Privy) WC.

Plastic shed to remain.

## Front Of Property

Block paved driveway offering off road parking for 3 cars.



## Local Authority Information

Basildon Borough Council

Council Tax Band: C

01268 755626

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### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.