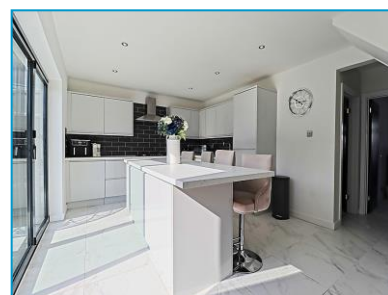




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Burns Avenue, Basildon



Morgan Brookes believe - This beautiful family home is ready for you to move straight in. Contemporary decoration with all the modern features a family could desire. Being located in a sought after location within easy access of Pitsea Station, Watt Tyler Country Park local amenities.

Our Sellers love - The 60ft garden with entertaining area leading into an open plan kitchen / diner with large island. Ideal location close to all transport links & local shopping centers.

Key Features

- Stunning Semi Detached House.
- Four Bedrooms.
- Open Plan Kitchen/Diner.
- Two Bathrooms & En-suite.
- Large 60ft Rear Garden.
- Easy Access To Pitsea Station.

Offers in the Region Of

£475,000

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Burns Avenue, Basildon

Entrance

Double glazed panelled door leading to:

Entrance Hall

6' 4" x 12' 0" (1.93m x 3.65m)

Stairs leading to first floor accommodation, under stairs storage, radiator, smooth ceiling incorporating inset down lights, tiled flooring.

Bedroom 4

12' 2" x 11' 4" (3.71m x 3.45m)

Double glazed bay window to front aspect, radiator, smooth ceiling, carpet flooring.

Living Room

14' 6" x 11' 9" (4.42m x 3.58m)

Double glazed window to front aspect, feature fire place, radiator, smooth ceiling, carpet flooring.

Kitchen / Diner

17' 7" x 11' 5" (5.36m x 3.48m)

Double glazed bifold doors leading to garden, fitted with a range of base and wall mounted units, roll top work surfaces incorporating stainless steel sink, splash back tiling, 5 point gas hob with extractor over, fitted oven, integrated fridge / freezer, dishwasher & washing machine, island/breakfast bar, smooth ceiling incorporating inset down lights, tiled flooring, door to:

Utility Room

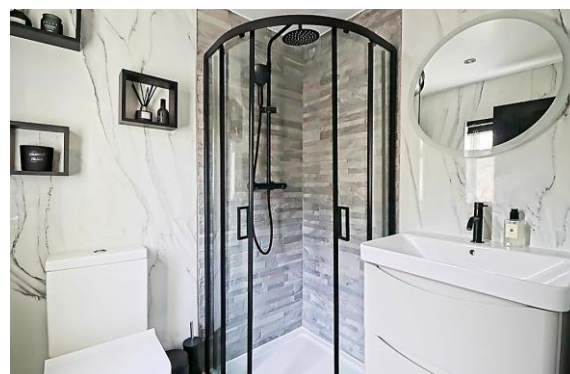
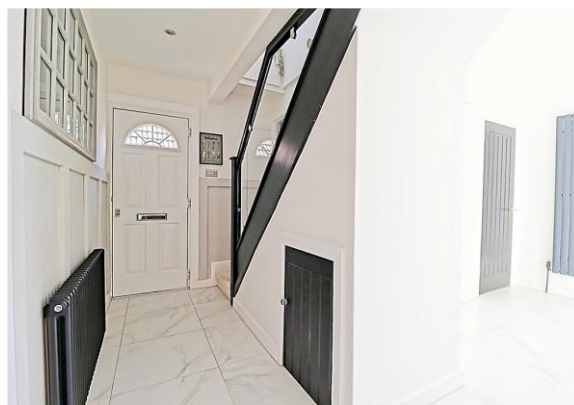
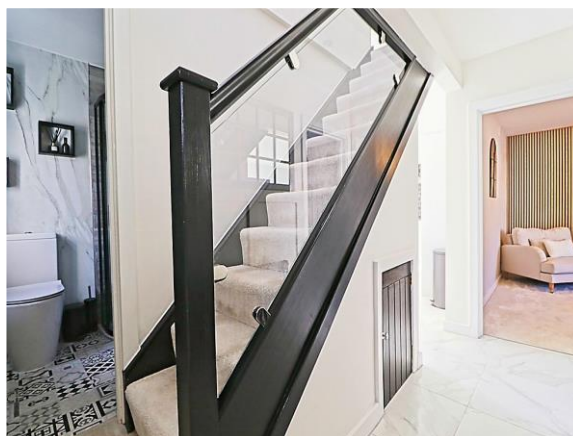
6' 2" x 3' 3" (1.88m x 0.99m)

Wall mounted boiler, smooth ceiling incorporating inset down lights, tiled flooring.

Shower Room

6' 1" x 5' 5" (1.85m x 1.65m)

Double glazed obscure window to front aspect, double shower cubicle, low level W/C, hand basin, tiled walls, smooth ceiling incorporating inset down lights, tiled flooring.



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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.

First Floor Landing**6' 9" x 3' 2" (2.06m x 0.96m)**

Double glazed window to side aspect, smooth ceiling, carpet flooring.

Master Bedroom**12' 8" x 10' 6" (3.86m x 3.20m)**

Double glazed window to front aspect, radiator, smooth ceiling incorporating inset down lights, carpet flooring, door leading to:

**En-suite****8' 9" x 3' 6" (2.66m x 1.07m)**

Shower cubicle, low level W/C, hand basin, part tiled walls, smooth ceiling incorporating inset down lights & extractor fan, tiled flooring.

Second Bedroom**15' 6" x 10' 4" (4.72m x 3.15m)**

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

**Third Bedroom****10' 3" x 7' 6" (3.12m x 2.28m)**

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

Bathroom**13' 9" x 7' 9" (4.19m x 2.36m)**

Double glazed obscure window to rear aspect, panelled bath, double shower cubicle, raised shower system, low level W/C, hand basin, heated towel rail, part tiled walls, smooth ceiling incorporating inset down lights, tiled flooring.

Rear Garden**60' 0" (18.27m)**

Paved entertaining area from property, mainly laid to lawn.

Front of Property

Shingle driveway with off street parking for up to three cars.

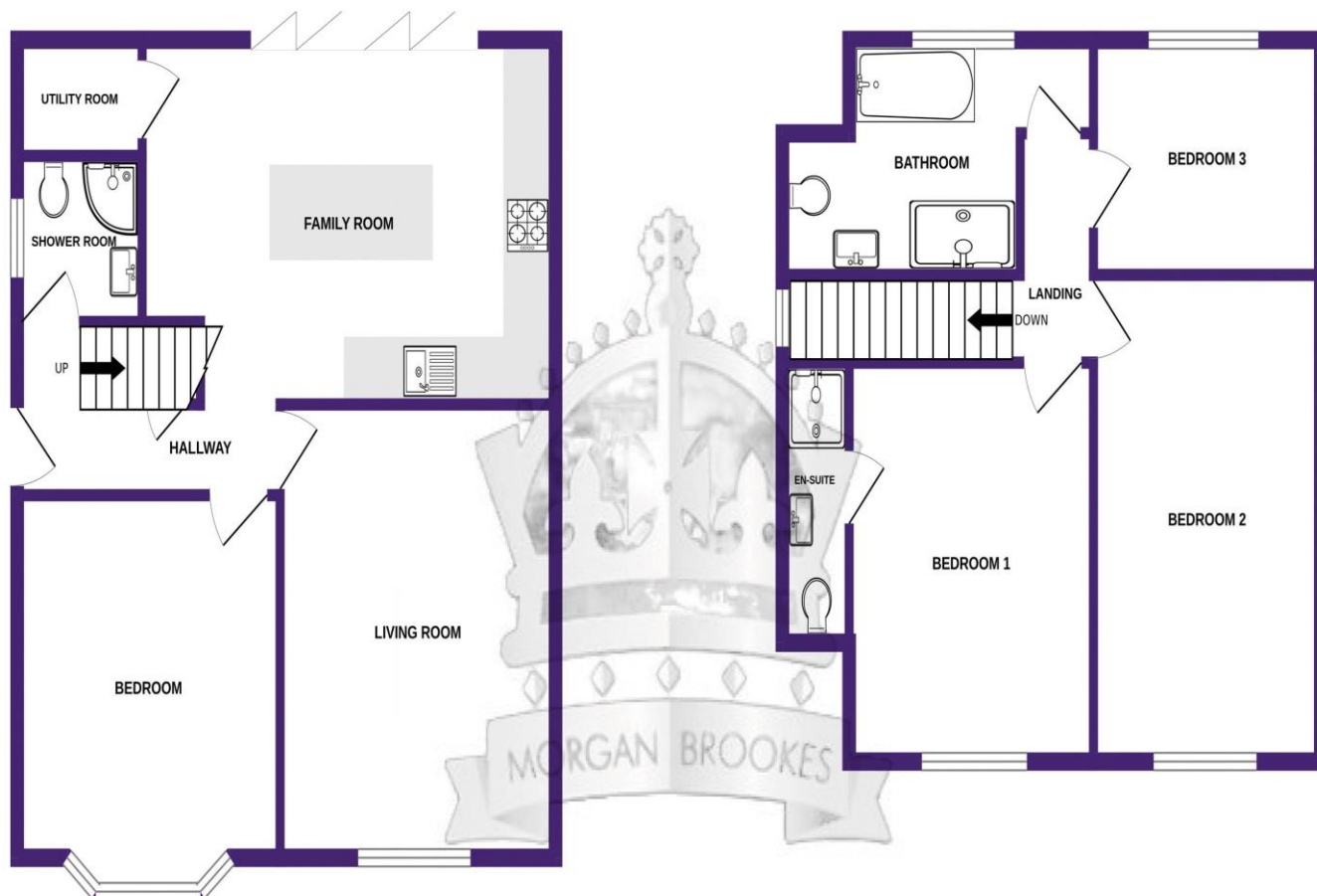


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GROUND FLOOR
617 sq.ft. (57.4 sq.m.) approx.

1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1137 sq.ft. (105.6 sq.m.) approx.

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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