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2 Abrahams Way, Basildon, SS14 3QH

£425,000 Freehold

AN IMMACULATE DETACHED FAMILY HOME. Good size accommodation including Lounge, kitchen/diner, cloakroom. To the first floor are three bedrooms and an en-suite to master bedroom. Garage off street parking and a well-maintained garden. Situated in a quiet small turning but within easy access of all amenities including Festival Leisure, A127 and Basildon Town Centre.

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Entrance Hall

Partly obscure glazed Composite door, stairs to first floor, radiator, power point, tiled flooring, doors to:-

Cloakroom/W.C

Modern white suite comprising dual flush W.C pedestal wash hand basin with tiled splashback, tiled floor. skimmed finish ceiling, radiator, window to front.

Lounge 14'6 x 13'6 (4.42m x 4.11m)



Bay window to front, Oak wooden flooring, radiator, skimmed finish ceiling.

Kitchen/Diner 21'8 x 9'2 (6.60m x 2.79m)



Fitted with a range of light wood effect base and wall units, integrated stainless steel built under electric oven/grill, integrated dishwasher. Ample work surfaces with inset gas hob with stainless steel extractor hood above. Inset one and half bowl stainless steel sink unit and drainer. Wall unit concealing Potterton boiler which the vendor advises is serviced yearly. Cupboard under the stairs in Dining area, radiator, two windows to rear one in kitchen area and one in the dining area, central French doors leading to garden. Tiled floor, skimmed finish ceiling with inset lighting.



Landing

Obscure window to side on half landing, access to loft which the vendor advises has a pull down ladder and light. Radiator, airing cupboard housing hot water tank. Power points, skimmed finish ceiling. Doors to:-

Bedroom One 10'5 +wardrobe x 9'9 (3.18m +wardrobe x 2.97m)



Window to front, fitted 3 door mirror wardrobes, radiator, skimmed finish ceiling. Door to:-

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Bedroom Three 9'5 red 7'10 x 7'7 (2.87m red 2.39m x 2.31m)



En-suite



Window to rear, radiator, skimmed finish ceiling.

Family Bathroom



Close coupled dual flush W.C. pedestal wash hand basin with mono tap, fully tiled shower cubicle, remainder of walls half tiled, radiator, obscure window to front, tiled floor, skimmed finish ceiling with inset lighting.

Close coupled dual flush W.C. pedestal wash hand basin with mono tap, panelled bath with mixer tap and shower over bath with glazed screen. Fully tiled in bath area with the remainder of the wall half tiled. Tiled floor, radiator, skimmed finish ceiling. Obscure window to front with large tiled sill creating shelf.

Bedroom Two 10'5 inc 12'5 x 9'3 (3.18m inc 3.78m x 2.82m)



Window to rear, radiator, skimmed finish ceiling.

Garden 35' x 27' (10.67m x 8.23m)



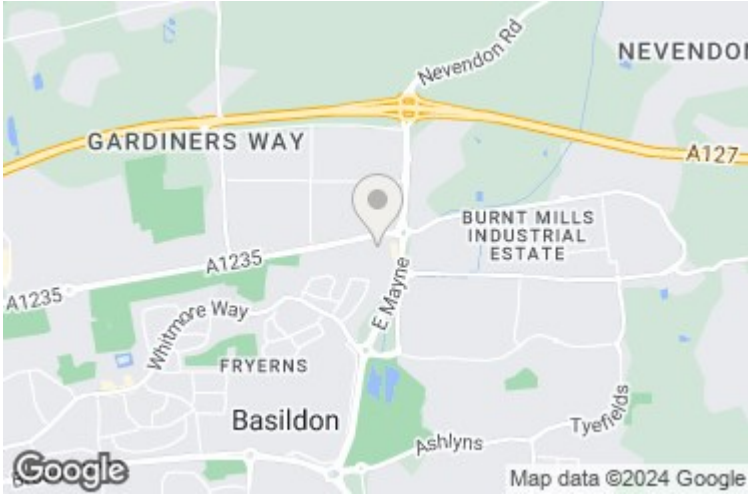
Patio with further decking area to side. L-shaped lawn flower bed at rear, garden shed to the rear behind the garage, water tap. Gated side access and access to garage.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Garage 23'5 x 9'2 (7.14m x 2.79m)
 Up and over door, power and light, overhead storage, work bench, personal door to side leading to garden.

Front Garden
 Part paved with lawn to one side and a block paved driveway providing off street parking in front of garage.

Council Tax
 Band D



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TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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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