



Bear Estate Agents are understandably enthused to bring to the market this beautifully presented and lovingly cared for three-bedroom detached home in one of the most sought after roads within Langdon Hills. The property benefits from a large rear EXTENSION, garage, ample driveway parking and a great sized, appox 115' WEST-FACING rear garden.

- Welcoming Entrance Hall
- Extended Living Area Off Of Kitchen 18'11 x 10'11
- Master Bedroom 12'5 x 11'7, Bedroom Two 12'1 x 8'5 Plus Bedroom Three 12'1 x 8'2
- Stunning West Facing Rear Garden Approx 115' Complete With Large Summerhouse
- Walking Distance To Local Shops, Amenities and Rail Links Direct Into London
- Incredible Open Plan Kitchen/Diner 19'1 x 11'7
- Separate Living Room 15'7 x 12'1
- Family Bathroom Suite 6'2 x 5'5
- Ample Driveway Parking Plus Garage 16'8 x 7'8
- Popular & Family Friendly Location

**Shakespeare Avenue**  
**Basildon**  
**£625,000**



# Shakespeare Avenue



Internally the new owner will be greeted by the welcoming entrance a hall complete with a ground-floor W/C. The entrance hall then allows access to the remaining living accommodation consisting of large open plan kitchen, dining and living area alongside the separate and main living area.

The main living room measures a generous 15'7 x 12'1 and is flooded with natural light via the large window to the front of the room, overlooking the driveway parking.

Worthy of special mention is the incredible open plan kitchen, living and dining area. The main kitchen come diner measures 19'1 x 11'7 and this opens onto and into an additional living area, this area is the extension to the property and measures a further 18'11 x 10'11. Both areas interlink with one another perfectly and combined create the perfect environment in which to both entertain and relax. The extension is flooded with natural light via the windows that surround the extension but also via the large skylight which stretches almost the entirety of the ceiling which is a fine feature within itself.

The first floor commences with a spacious landing which allows access to all three bedrooms and the family bathroom suite.

The master bedroom measures 12'5 x 11'7 complete with fitted wardrobes, bedroom two measures 12'1 x 8'5, again, with fitted wardrobes whilst bedroom three measures a further 12'1 x 8'2, again, with fitted wardrobes. All three bedrooms are sizeable double bedrooms.

Completing the first floor is the family bathroom suite, this measures 6'2 x 5'5 and consists of the bathtub with overhead shower, washbasin and W/C.

Externally this home continues to impress and excel with ample driveway parking to the front alongside the generous 16'8 x 7'8 garage. To the rear there is an incredible west-facing rear garden which measures approximately 115' complete with a large summerhouse at the bottom of the garden. The summerhouse comes complete with electric and this could be utilised as a home office, a home gym or a childrens playroom. The options are endless which is a great illustration of the versatility this home offers.

The garden is perfect for growing or already larger families.

Situated toward the end of a quiet, family-friendly no through traffic road the property is within walking distance of an

array of local amenities including the station, various schools, Langon Hills Recreation Ground to name but a few. The location offers something for all ages and for all of the family.

Internal viewings come strongly recommended so that one can appreciate and acknowledge first hand the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as one could hope for.

Freehold.  
Council Tax Band E.  
Amount £2,624.49.

## Welcoming Entrance Hall

### Ground Floor W/C

### Kitchen/Diner

19'1 x 11'7

### Open Plan Living Area Off Of Kitchen/Diner

18'11 x 10'11

### Living Room

15'7 x 12'1

### First Floor Landing

### Master Bedroom

12'5 x 11'7

### Bedroom Two

12'1 x 8'5

### Bedroom Three

12'1 x 8'2

### Family Bathroom Suite

6'2 x 5'5

### Ample Driveway Parking

### Garage

16'8 x 7'8

### Stunning West Facing Rear Garden Approx 115'

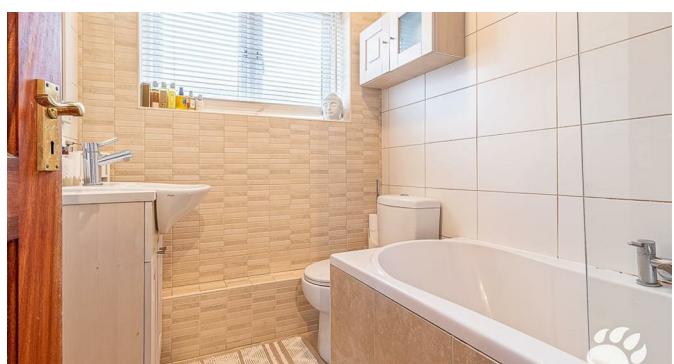
### Summerhouse To Rear Of Garden

### Beautifully Presented Throughout

### Extended To The Rear

### Walking Distance To Shops, Amenities & Station

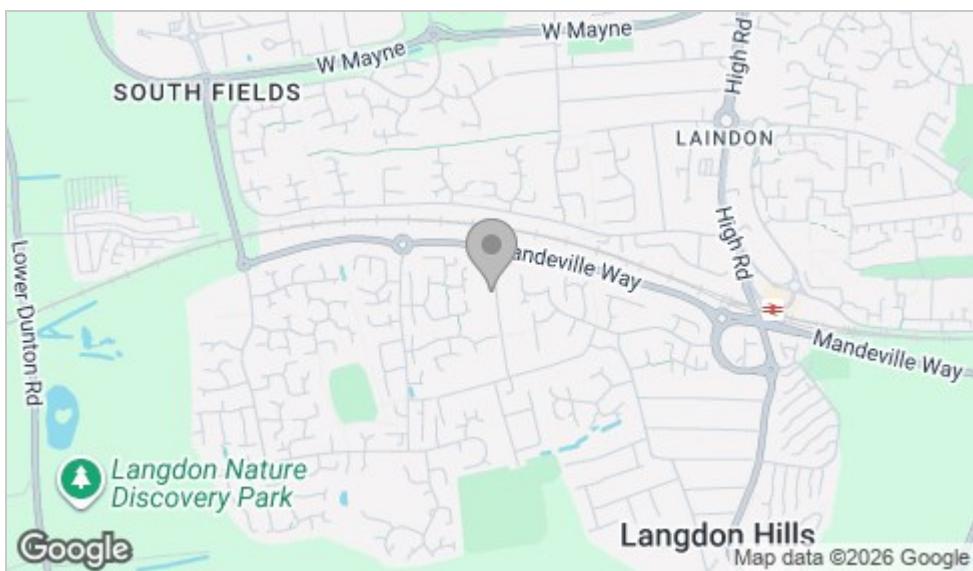
### Popular & Family-Friendly Location



# Floor Plan



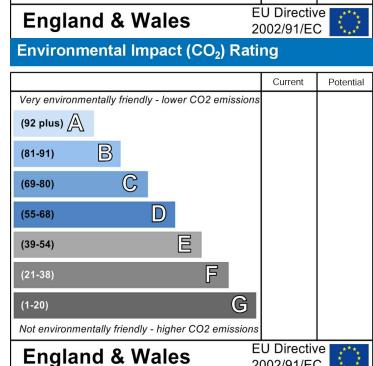
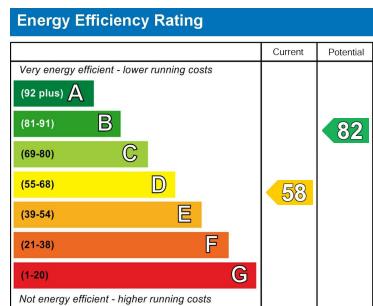
## Area Map



## Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 [basildon@bearestateagents.co.uk](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>