



Bear Estate Agents are delighted to bring to the market, with NO ONWARD CHAIN, this well-presented two-bedroom home which benefits from a WEST-FACING rear garden. The property is perfectly positioned for rail links being just a short walk from Chafford Hundred station.

- Popular & Family-Friendly Location
- Kitchen 12'11 x 6'8
- Family Bathroom Suite 9'2 x 6'6
- Walking Distance To Local Shops & Amenities
- No Onward Chain
- Lounge/Diner 23'7 x 11'8
- Master Bedroom 11'8 x 10' Plus Bedroom Two 9'8 x 8'10
- Pleasant West-Facing Rear Garden
- Walking Distance To Rail Links Into London
- Catchment For Harris Academy Chafford Hundred

Mill Lane

Grays

£325,000

Offers Over



Mill Lane



Internally the new owner will be greeted by the spacious lounge come diner which measures an impressive 23'7 x 11'8, this provides the perfect environment in which to both entertain and relax.

Completing the ground floor living accommodation is the kitchen which measures 12'11 x 6'8. The kitchen offers a wealth of both worktop space and storage space.

The first floor consists of two bedrooms and the family bathroom suite.

The master bedroom measures 11'8 x 10' whilst bedroom two measures a further 9'8 x 8'10.

Completing the first floor is the family bathroom suite, a further 9'2 x 6'6.

Externally there is a pleasant west-facing rear garden, perfect for the warmer months. To the front there is a smaller area of enclosed front garden.

The road offers street parking.

Situated within walking distance of local shops and amenities and within close proximity of rail links direct into London the location offers something for all of the family.

Being sold with NO ONWARD CHAIN, internal viewings come highly recommended.

Freehold.
Council Tax Band B.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

Lounge/Diner

23'7 x 11'8

Kitchen

12'11 x 6'8

First Floor Landing

Master Bedroom

11'8 x 10'

Bedroom Two

9'8 x 8'10

Family Bathroom Suite

9'2 x 6'6

Pleasant West-Facing Rear Garden

Walking Distance To Local Shops & Amenities

Walking Distance To Rail Links Into London

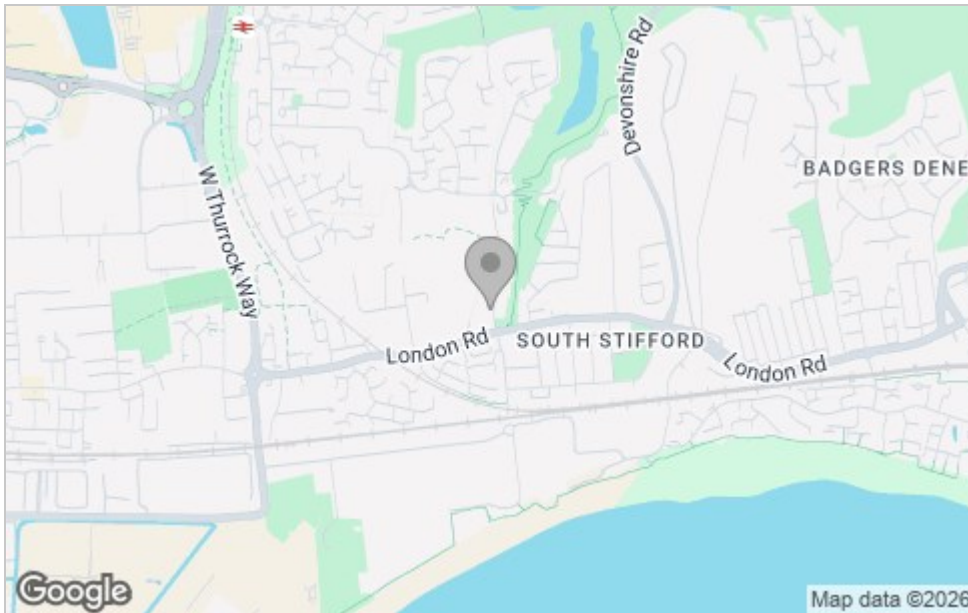
No Onward Chain



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	