



## Pound Lane Central, Steeple View

Offers Over £375,000



- End-of-terrace position means added privacy and a quieter setting
- Driveway parking that makes everyday life that bit easier
- Stylish media wall with electric fireplace creating a real focal point in the lounge/diner
- A versatile living space that works for both relaxing and entertaining
- Sleek, high-gloss kitchen with integrated appliances for a clean, modern finish
- Two well-proportioned bedrooms offering comfort and flexibility
- Contemporary fully tiled bathroom, ready to use with no updates required
- Low-maintenance garden designed for easy enjoyment
- Outbuilding now set up as a home office, perfect for remote working or creative space
- Pergola and BBQ area ideal for making the most of outdoor living and hosting



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Step inside and you're welcomed into a home that's been thoughtfully modernised throughout. The lounge/diner is a real highlight, centred around a sleek media wall with a feature electric fireplace — the kind of setup that makes cosy nights in feel a little more like a cinema experience. It's a space that works just as well for relaxing as it does for hosting.

To the rear, the kitchen continues the modern theme with high gloss cabinets and integrated appliances, creating a clean, streamlined look that's as practical as it is stylish. Whether it's a quick midweek meal or something a bit more ambitious, this space has you covered.

Upstairs, you'll find two well-proportioned bedrooms, both offering comfortable and flexible living, along with a fully tiled bathroom finished in a fresh, contemporary style — no updates needed, just move straight in.

Then there's the outside space... and this is where things really step up.

The rear garden has been designed with lifestyle in mind, featuring a mix of patio and artificial grass — low maintenance, high enjoyment. But the real talking point is the outbuilding, currently set up as a home office. Whether you keep it as the ultimate entertaining space or transform it into a bar, gym or studio, it adds a whole new dimension to the property.

And just when you think it couldn't get better, there's the pergola area — complete with its own separate patio and BBQ zone. This is the kind of setup that turns a sunny afternoon into an all-day event, perfect for hosting, relaxing or simply making the most of your outdoor space.

Location-wise, it's the best of both worlds — peaceful surroundings with great connections. Laindon Station is approximately 1.3 miles away, making commuting simple, while local amenities are all within easy reach.

All in all, this is a home that offers more than just four walls — it's a lifestyle upgrade.

Located in Steeple View, this well-connected and increasingly popular area offers a great balance of convenience, accessibility and community living. Laindon benefits from a range of local amenities including shops, supermarkets, schools and leisure facilities, catering well to both families and professionals. A key highlight is Laindon railway station, which provides direct links into London Fenchurch Street, making it an ideal location for commuters. The area also offers excellent road connections via the nearby A127 and A13, ensuring easy travel across Essex and into the capital. With a mix of residential developments, green spaces and everyday conveniences, Laindon continues to attract buyers looking for practical, well-connected living



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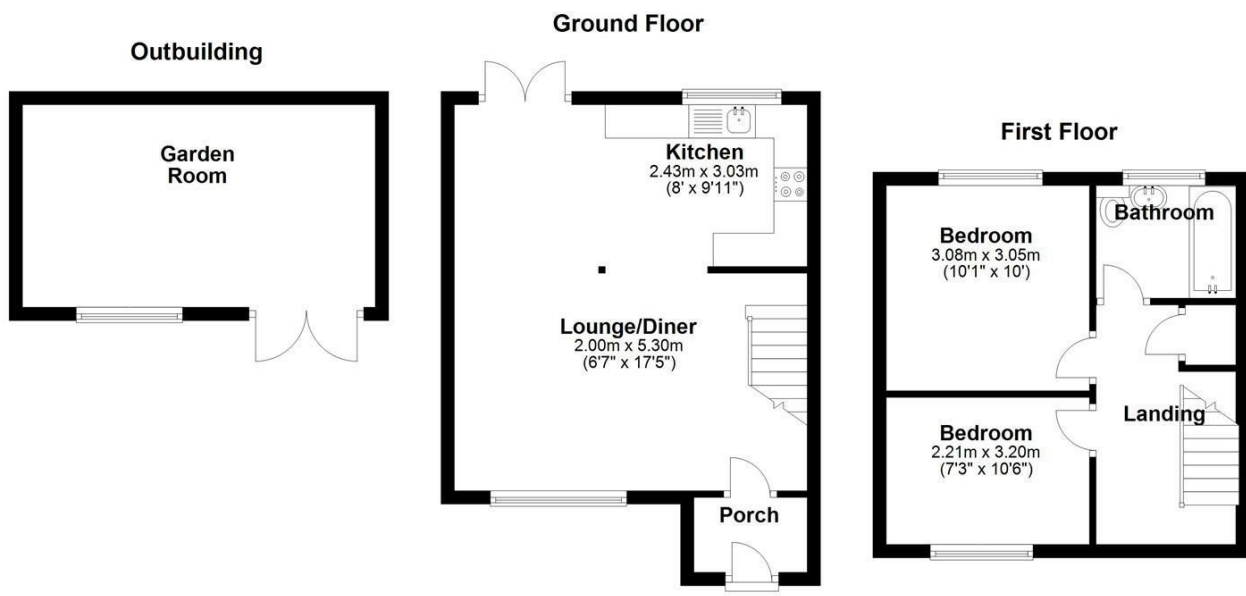
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

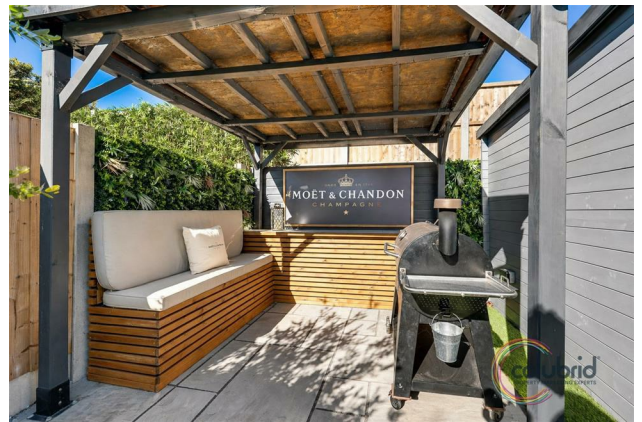
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just c





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