



Bear Estate Agents are absolutely delighted to bring to the market, with NO ONWARD CHAIN, this deceptively spacious two double bedroom family home which is positioned perfectly, nestled at the end of a quiet and family-friendly cul de sac which backs and sides onto Holy Cross Park and playing fields, plus a communal car park. The property further benefits from a large south-facing rear garden, with side access.

Great Spenders

Basildon

£325,000

- Cosy Entrance Hall
- Kitchen 12' x 11' Plus Separate Utility Room 9'1 x 4'11
- Family Bathroom Suite 6'10 x 5'10
- Ample Driveway Parking
- Sides Onto Holy Cross Park & Playing Fields
- Lounge/Diner 16'9 x 13'5
- Master Bedroom 13'6 x 9'2 Plus Bedroom Two 10'4 x 10'1
- Large Approx 85' South Facing Rear Garden With Side Access
- Quiet & Family-Friendly Cul De Sac Location
- No Onward Chain



Great Spenders



Internally, there is cosy entrance hall which allows access into the main living room.

The main lounge come diner is impressive in size measuring 16'9 in width and 13'5 in depth at it's largest. This space provides the perfect environment in which to both entertain and relax. Off of the lounge come diner is a bright and airy conservatory which measures a further 8'5 x 7'11, this in turn overlooks the south-facing rear garden.

Completing the ground floor living accommodation is the kitchen suite with separate utility room. The kitchen measures 12' x 11'1 and provides an abundance of both worktop space and storage space. There is also a further front door allowing secondary access to the driveway. Off of the kitchen is the utility room, 9'1 x 4'11 which provides secondary access to the rear garden.

The first floor commences with the landing which allows access to both double bedrooms and the family bathroom suite.

The master bedroom measures 13'6 x 9'2 with a large storage cupboard over the stairs whilst bedroom two measures 10'4 x 10'1, both bedrooms come with fitted wardrobes.

Completing the first floor is the family bathroom suite, this measures 6'10 x 5'10 and consists of the washbasin, W/C and large walk-in shower.

Externally this home continues to impress and excel with a large, approximately 85' in length which is south-facing and perfect for the warmer months. The garden at present is well established but has the potential to be a perfect outside space for growing and already larger families. To the side of the property there is a storage shed which runs the length of the house.

To the front of the property there is driveway parking for multiple vehicles plus the benefit of being at the end of a quiet and family-friendly cul de sac.

A priceless feature is being situated next to Holy Cross Park and playing fields, again, perfect for growing and already larger families.

The property is situated within easy reach of both the town centre and rail links direct into London, the location offers something for all of the family and for those of all ages.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended so that one can appreciate first hand all that this wonderful home offers both internally and externally.

Freehold.
Council Tax Band B.
Amount £1,670.13.

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.

Cosy Entrance Hall

Lounge/Diner

16'9 x 13'5

Kitchen

12' x 11'1

Utility Room

9'1 x 4'11

First Floor Landing

Master Bedroom

13'6 x 9'2

Bedroom Two

10'4 x 10'1

Bathroom Suite

6'10 x 5'10

Large Approx 85' South Facing Rear Garden

Ample Driveway Parking

Quiet & Family-Friendly Cul De Sac

No Through Traffic

Sides Onto Holy Cross Park & Playing Fields

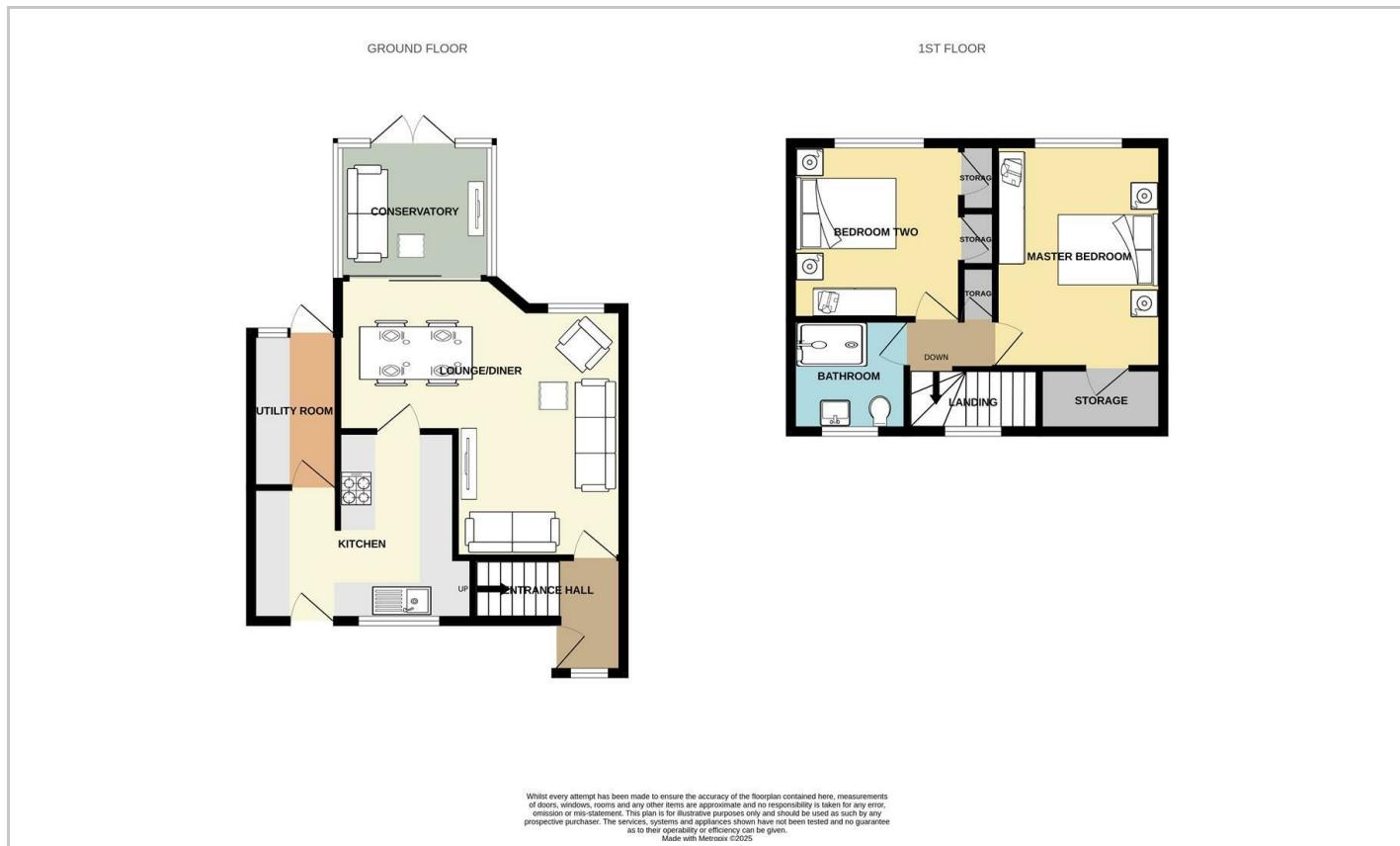
Easy Reach Of Town Centre & Rail Links

No Onward Chain

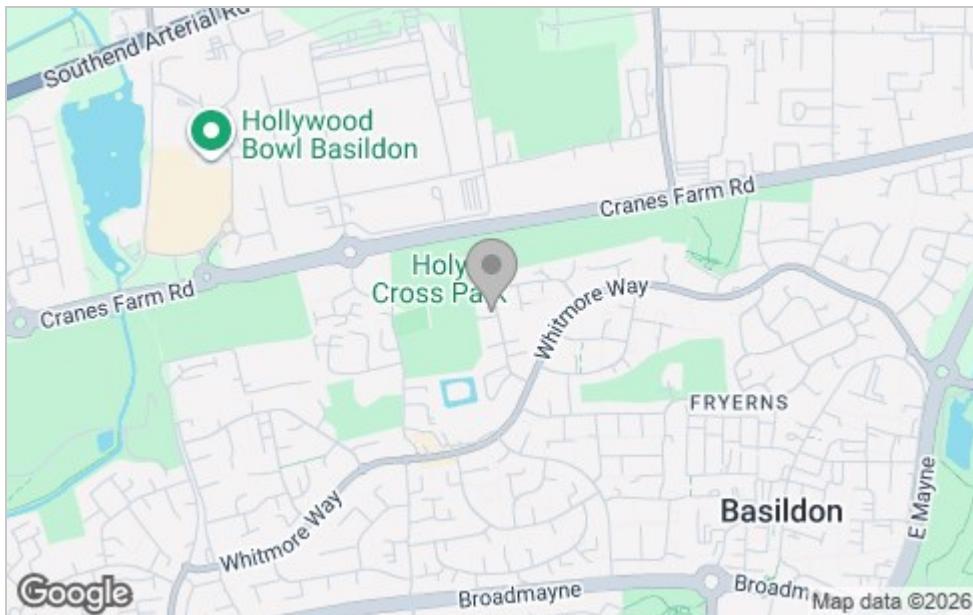




Floor Plan



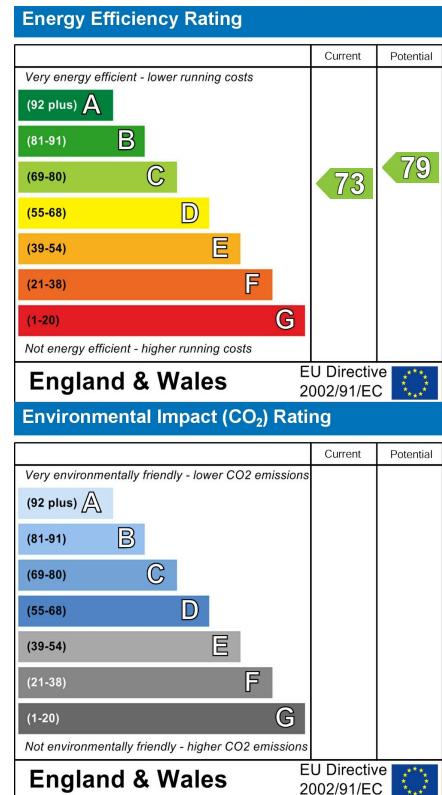
Area Map



Viewing

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

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.

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