



Bear Estate Agents are delighted to bring to the market this beautifully presented and generously proportioned four bedroom detached home, positioned along the quiet and family-friendly Waverley Road within the highly sought-after Steeple View area. The location is ideal for families and commuters alike, with local shops, well-regarded schools, and popular bus routes all within walking distance. Laindon Railway Station is approximately 2.0 miles away, while Basildon Railway Station is even closer at around 1.8 miles, both providing direct services into London Fenchurch Street via the C2C rail service. For road users, the A127 is just a short drive away, offering swift access into London and beyond.

- Quiet and Sought After Steeple View Location
- Well Proportioned Kitchen (11'8 x 10'4)
- Generous Master Bedroom with En-Suite (15'5 x 10'2)
- Bedroom Two (11'2 x 8'1)
- Bedroom Four Ideal for Office or Nursery (8'7 x 8'1)
- Spacious Lounge / Diner (24'5 x 10'2)
- Large Conservatory (10'1 x 18'6)
- Ground Floor Bedroom Five (16'0 x 7'4)
- Bedroom Three (8'11 x 8'0)
- Driveway Parking for Up to Four Vehicles

## Waverley Road

Basildon

**£550,000**

Offers Over



# Waverley Road



Internally, the home immediately sets the tone with a spacious and welcoming entrance hall, housing the staircase and benefiting from a convenient downstairs W/C.

The kitchen is a fantastic size, measuring 11'8 x 10'4 at its maximum dimensions, and offers an abundance of cupboard and worktop space. This well-designed room provides the perfect setting for those who enjoy cooking, hosting, and everyday family life.

Adjacent to the kitchen is the impressive lounge/diner, which truly forms the heart of this home. Measuring an expansive 24'5 x 10'2, the room is flooded with natural light throughout the day via a large front-facing window and glazed patio doors leading through to the conservatory. This seamless flow of space makes it ideal for both relaxed family living and entertaining on a larger scale.

Leading on from the lounge/diner, the conservatory measures an impressive 10'1 x 18'6 and offers a bright and tranquil space to relax and unwind, particularly during the warmer months. It creates a superb indoor-outdoor connection and enhances the sense of space throughout the ground floor.

The ground floor further benefits from a useful utility room measuring 6'10 x 5'6, allowing additional storage and helping to keep the kitchen area clutter-free. From here, access is provided to Bedroom Five, a generous ground-floor double measuring 16'0 x 7'4. This versatile room comfortably accommodates a double or king-sized bed along with wardrobes and additional furniture, making it ideal for guests, multi-generational living, or a private home office.

To the first floor, the landing provides access to all rooms on this level and houses a large airing cupboard.

The master bedroom is a standout feature, measuring 15'5 x 10'2 at its maximum dimensions. This superbly proportioned room easily accommodates a king-sized bed alongside wardrobes and additional furniture and is further enhanced by a generous en-suite shower room comprising a shower, W/C, and wash hand basin.

Bedroom Two is another well-proportioned double bedroom, measuring 11'2 x 8'1, offering ample space for wardrobes and additional furnishings. Bedroom Three is only slightly smaller at 8'11 x 8'0 and comfortably allows for a double bed and storage. Bedroom Four, measuring 8'7 x 8'1, is ideal as a guest bedroom, nursery, or home office.

The first floor accommodation is completed by a modern three-piece family bathroom suite, comprising a shower over bath, W/C, and wash hand basin.

It is worth noting that the loft is fully boarded and insulated allowing for even more storage space.

Externally, the property continues to impress with a generous rear garden, offering excellent outdoor space and benefitting from convenient side access. To the front, there is a substantial driveway providing parking for up to four vehicles, complemented by an abundance of on-street parking for visitors.

This spacious and highly versatile five bedroom detached home offers exceptional family living within one of Steeple View's most desirable locations. With flexible accommodation across two floors, a flowing ground-floor layout, generous bedrooms, and no onward chain, this property presents a rare opportunity to secure a high-quality home perfectly suited to modern family life. An internal viewing is highly recommended to fully appreciate the space, setting, and lifestyle on offer.  
Council Tax Band: E (£2624.49)

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 £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## **Four Bedroom Detached Family Home**

### **Quiet and Sought After Steeple View Location**

### **Spacious Lounge / Diner (24'5 x 10'2)**

### **Large Conservatory (10'1 x 18'6)**

### **Well Proportioned Kitchen (11'8 x 10'4)**

### **Useful Utility Room (6'10 x 5'6)**

### **Master Bedroom with En-Suite (15'5 x 10'2)**

### **Ground Floor Bedroom Five (16'0 x 7'4)**

### **Bedroom Two (11'2 x 8'1)**

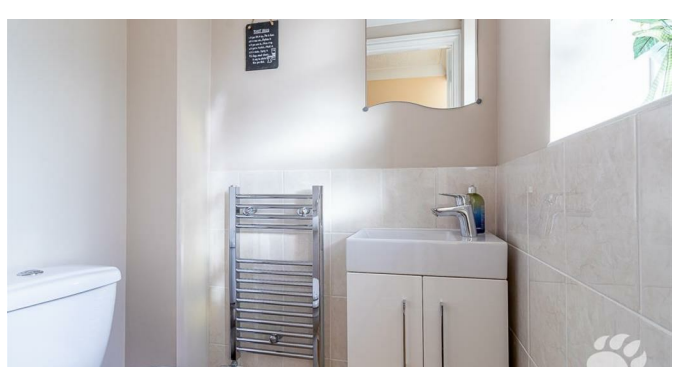
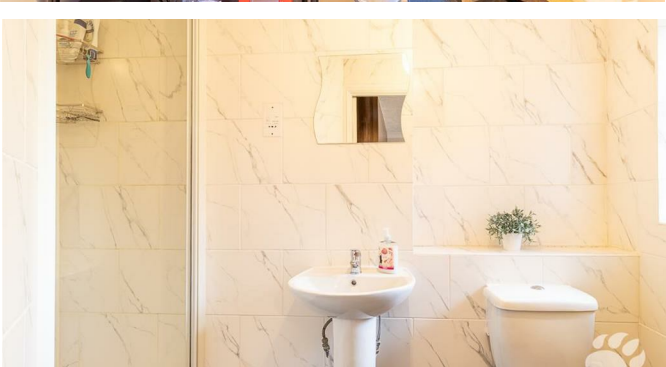
### **Bedroom Three (8'11 x 8'0)**

### **Bedroom Four (8'7 x 8'1)**

### **Modern Family Bathroom**

### **Driveway Parking for Up to Four Vehicles**

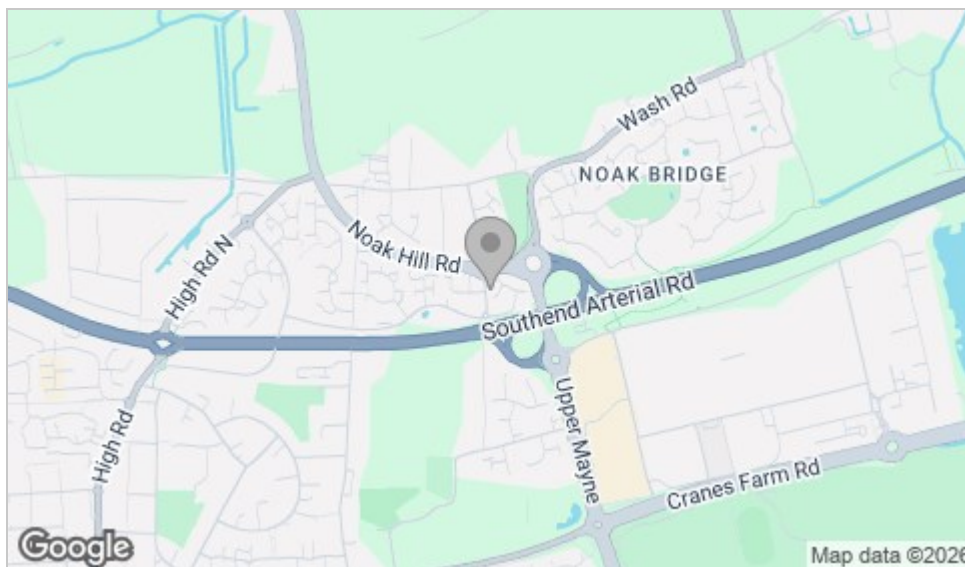
### **Large Rear Garden with Side Access**



## 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.

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## Energy Efficiency Graph

