



Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this well-proportioned one bedroom top floor maisonette, ideally situated within the highly desirable Langdon Hills area and offering a great balance of space, privacy and convenience.

The property is located close to local shops, well-regarded schools and popular bus routes. Laindon Railway Station is approximately 1.1 miles away, providing direct links into London Fenchurch Street via the C2C rail service, making it ideal for commuters.

- NO ONWARD CHAIN
- Located in the Highly Desirable Langdon Hills Area
- 1.1 Miles to Laindon Railway Station
- Private Entrance Hall with Storage
- Lounge/Diner (13'2 x 9'8)
- Kitchen (9'1 x 7'9)
- Double Bedroom (12'1 x 9'8)
- Fitted Wardrobes
- En Suite Three-Piece Bathroom
- Garage & Driveway Parking

## Amersham Avenue

Basildon

**£170,000**

Offers Over



# Amersham Avenue



Internally, the home begins with a private entrance hall which houses the stairs leading to the first floor, along with useful storage shelving and an under-stair storage cupboard, providing excellent practicality.

The first floor landing leads up to the top floor landing, which provides access to all rooms.

The lounge/diner measures 13'2 x 9'8 and offers a comfortable and versatile living space, allowing ample room for both lounge and dining furniture. The room benefits from good natural light, creating a bright and welcoming environment ideal for relaxing or entertaining.

The kitchen measures 9'1 x 7'9 and offers an abundance of cupboard and storage space, creating a practical and well-organised cooking area with space for appliances.

The bedroom measures 12'1 x 9'8 and is a well-proportioned double bedroom, benefiting from fitted wardrobes which provide excellent built-in storage while still allowing space for additional bedroom furniture.

The accommodation is completed by the en-suite three-piece bathroom, comprising a shower-over-bath, toilet and wash hand basin.

Externally, the property benefits from its own garage and driveway parking.

Overall, this home offers well-balanced accommodation in a sought-after location, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Lease Length: 86 Years Remaining  
Service Charge: £0  
Ground Rent: £35 PA

Council Tax Band: B (£1670.13)

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.

## **NO ONWARD CHAIN**

### **One Bedroom Top Floor Maisonette**

**Located in the Highly Desirable Langdon Hills Area**

**Close to Shops Schools and Bus Routes**

**1.1 Miles to Laindon Railway Station**

**Direct Links to London Fenchurch Street**

**Private Entrance Hall with Storage**

**Lounge/Diner (13'2 x 9'8)**

**Kitchen (9'1 x 7'9)**

**Double Bedroom (12'1 x 9'8)**

**Fitted Wardrobes**

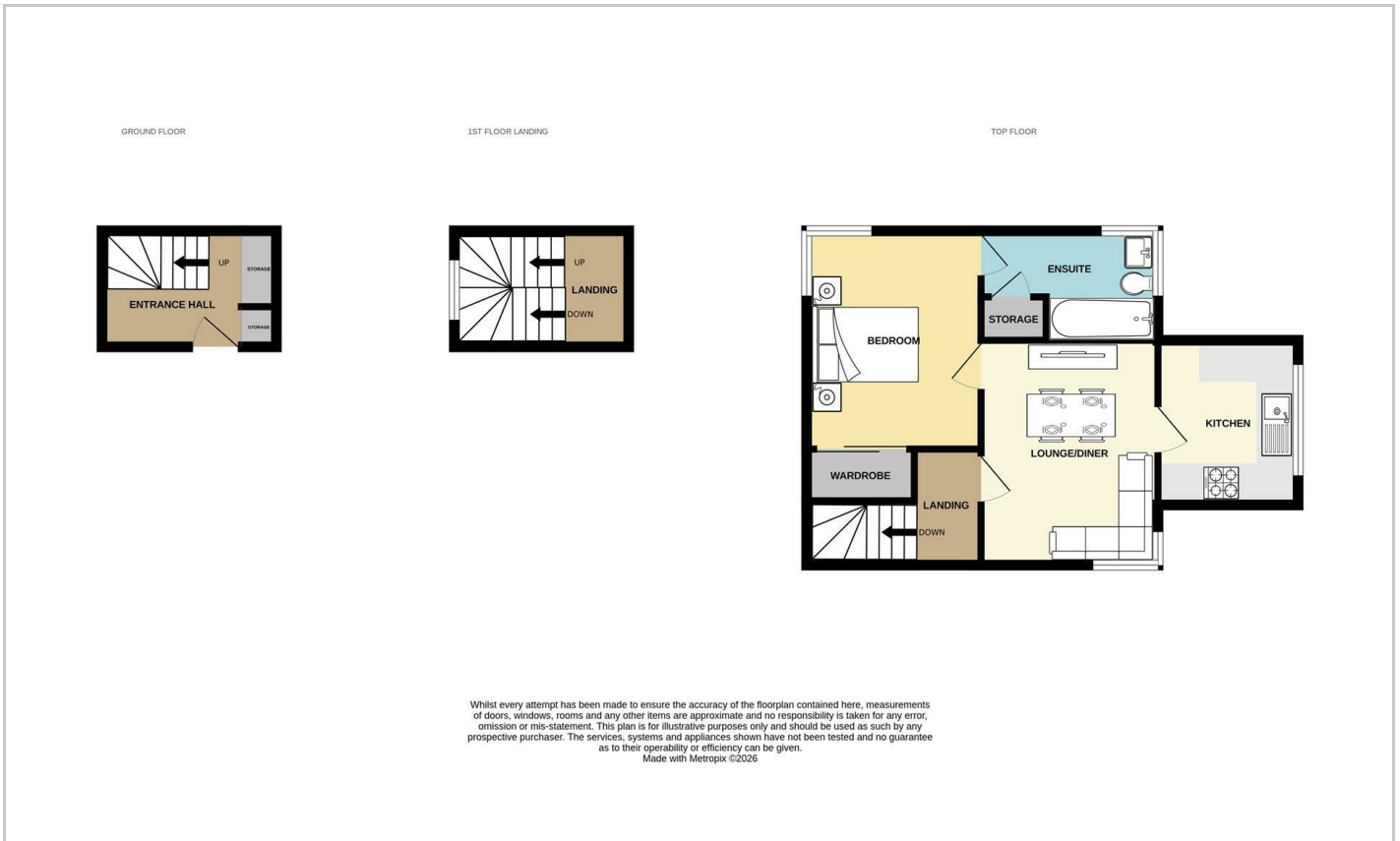
**En Suite Three-Piece Bathroom**

**On Street Parking Available**

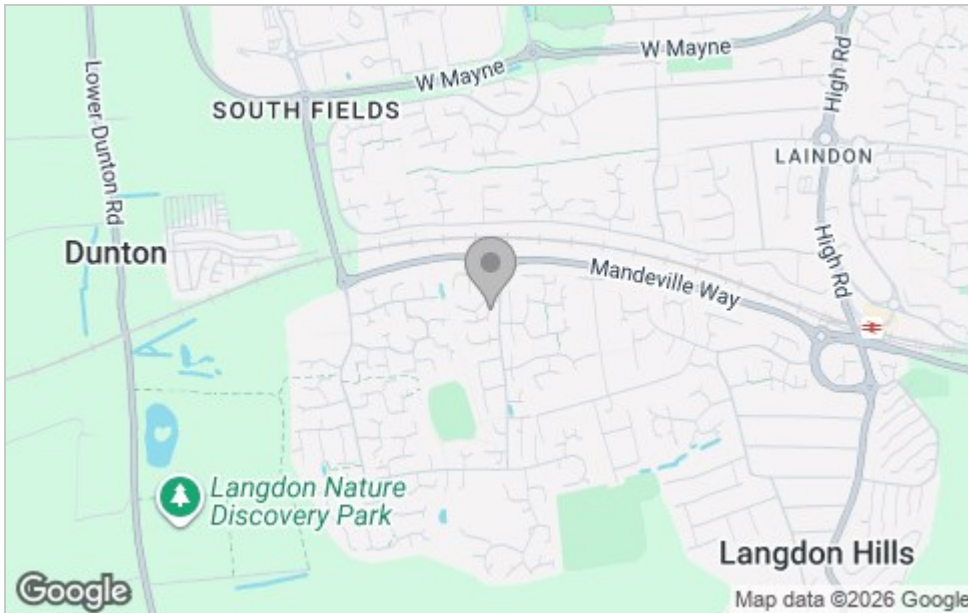
**Garage & Driveway**



# 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.

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/>

# Energy Efficiency Graph

