



Church

The Knares, Basildon, SS16 5TD
£395,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated within the highly favoured Lee Chapel South area of Basildon, this vastly extended three bedroom family home offers spacious accommodation in a superbly convenient location. Ideally positioned close to Basildon Hospital, the Town Centre, Mainline Railway Station and the A13, the central positioning of this home is hard to beat for both commuters and growing families alike.

The property features three generous reception areas, providing excellent flexibility for modern living, whether for entertaining, family gatherings, home working or additional playroom space. Further benefits include a ground floor cloakroom and a practical utility area, adding to the home's functionality.

Externally, the property enjoys a brick paved driveway providing off road parking for approximately three to four vehicles, in addition to a garage.

Families will particularly appreciate the close proximity to Lee Chapel Primary School & Nursery, rated 'Outstanding' by Ofsted, making this an ideal long term family purchase. Westley Heights Country Park is just a short walk away.

Offered for sale with no onward chain, early viewings are highly recommended to fully appreciate the size, location and potential this excellent home has to offer.



APPROXIMATE ROOM SIZES

FIRST FLOOR

Bedroom 11'6 x 10'8 (3.51m x 3.25m)

Bedroom 10'7 x 9' (3.23m x 2.74m)

Shower cubicle.

Bedroom 9'2 x 8'7 (2.79m x 2.62m)

Family Bathroom/wc

Landing

Access to the loft space, which in our opinion lends itself to conversion to further accommodation if required and of course subject to relevant planning consents.

GROUND FLOOR

Reception Hall 12'5 x 5'10 (3.78m x 1.78m)

Lounge 18' x 12'9 (5.49m x 3.89m)

Sitting Room 11' x 10'8 (3.35m x 3.25m)

Dining Room 11'4 x 10'8 (3.45m x 3.25m)

Kitchen 10' x 10' (3.05m x 3.05m)

Utility Area 9'1 x 4'5 (2.77m x 1.35m)

Cloakroom

Rear Lobby

EXTERIOR

Front

Driveway parking for 3/4 cars, access alongside house to:

Side and Rear Gardens

Garage

Located in Block closeby.

Agents Notes, Money Laundering & Referrals

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No

responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



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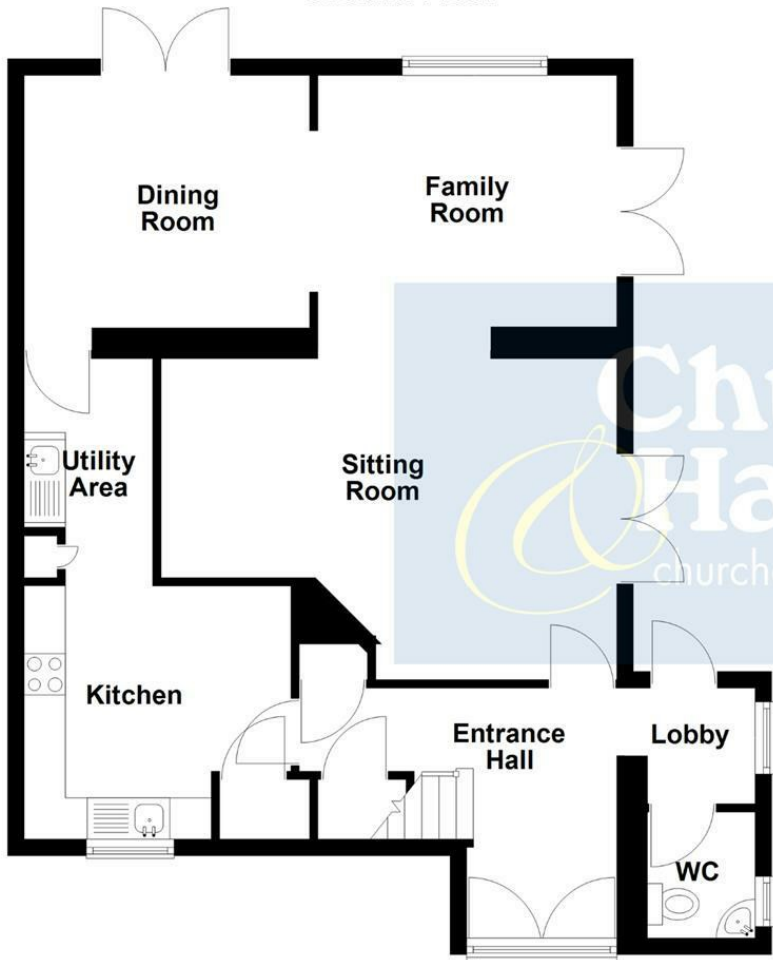
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Ground Floor

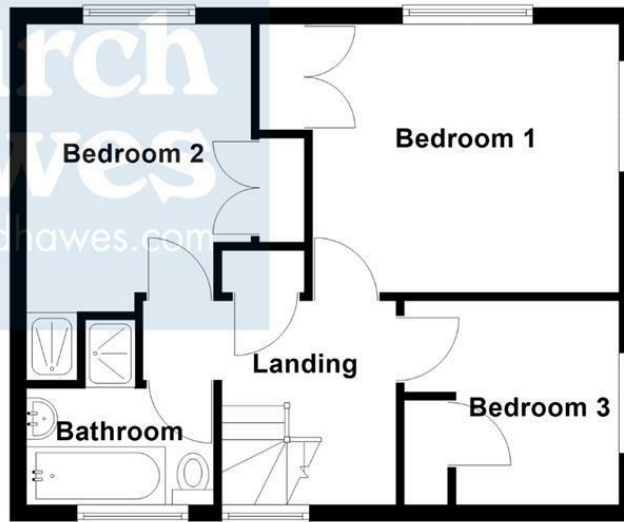


APPROX INTERNAL FLOOR AREA
TOTAL 116 SQ M 1240 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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First Floor



efficient
property
marketing

