



Bear Estate Agents are thrilled to bring to the market this incredibly spacious and immaculately kept, FIVE bedroom DETACHED family home. Pound Lane North is an upmarket road located in the highly desirable area of Noak Bridge, within walking of local shops, local schools and popular bus routes. There is a choice of railway lines, with Laindon Railway Station being a 1.9 mile drive in one direction and Billericay Railway Station being a 3.2 miles in the other direction. Laindon Railway Station provides access to London Fenchurch Street on the C2C rail line and Billericay Station provides access to Stratford and London Liverpool Street on the Greater Anglia rail line. There are also a vast array of shops and services located at Pippis Hill Retail Park which is only a 0.8 mile walk away!

- Highly Desirable Noak Bridge Location
- Lounge (17'8 x 11'11)
- Conservatory (13'3 x 17'4)
- Two Bathrooms
- Great Size Rear Garden
- Quaint Cul-de-sac
- Dining Room (9'10 x 14'11)
- Five Double Bedrooms
- Integral Garage (16'11 x 14'8)
- Gated Driveway

## Pound Lane North

Basildon

**£725,000**

Offers Over



# Pound Lane North



Internally, this home begins with a porch which leads through to an inviting entrance hall. The entrance hall sits at the heart of the home, hosting the stairs and adjoining several other rooms. The lounge is located at the front of the home, measuring 17'8 x 11'11 and boasts a large window, allowing the maximum intake of natural light. There are double doors that lead into the traditional dining room, which is spacious enough to host a good size dining table and chairs. This has been extended on with a bright and airy conservatory which measures 13'3 x 17'4 and benefits from multiple doors into the rear garden. The kitchen also overlooks the rear garden and boasts a plentiful supply of cupboard and surface space as well as an adjoining utility room! The complete the downstairs is a ground floor WC and a large storage cupboard underneath the stairs.

The first floor is equally as impressive, with four great sized bedrooms and two bathrooms. Bedroom 1 measures 13'4 x 11'9 at maximum dimensions and has its own three-piece en-suite comprised of shower over bath, toilet and sink. Bedrooms 2, 3 and 4 measure 14'4 x 9'2, 11'3 x 9'4 and 11'3 x 8'3 respectively, all comfortable double bedrooms! The main bathroom is a large four-piece suite which comprises of a walk-in shower, separate bath, toilet and sink. The top floor to this home boasts a commanding bedroom, which measures 14'0 x 15'9, a truly remarkable size. The landing is also a room in its own right which is currently utilised as an office.

The benefits don't stop there as we look to the external factors. The rear garden is a great size and is host to a roomy summerhouse and a storage shed. There is side access to both sides of the home and connect the garden to the large gated driveway for multiple vehicles. There is also a larger than standard, integral garage which measures 16'11 x 14'8.

Homes on this road so rarely become available that this home is bound to sell quickly, so call us

today to organise a viewing to everything on offer!

Council Tax Band: F (£3101.67)

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.

## Highly Desirable Noak Bridge Location

### Quaint Cul-de-sac

### Porch

### Entrance Hall

### Ground Floor WC

### Lounge (17'8 x 11'11)

### Dining Room (9'10 x 14'11)

### Conservatory (13'3 x 17'4)

### Kitchen (10'11 x 12'6)

### Utility Room (6'2 x 8'4) max

### Bedroom 1 (13'4 x 11'9)

### En-Suite

### Bedroom 2 (14'4 x 9'2) max

### Bedroom 3 (11'3 x 9'4)

### Bedroom 4 (11'3 x 8'3)

### Bedroom 5 (14'0 x 15'9)

### Landing/Office (14'0 x 11'3)

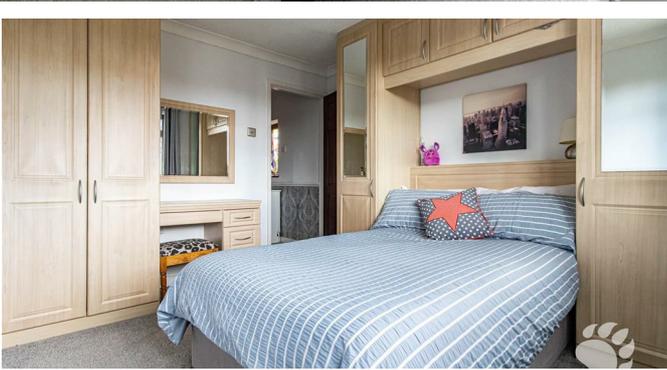
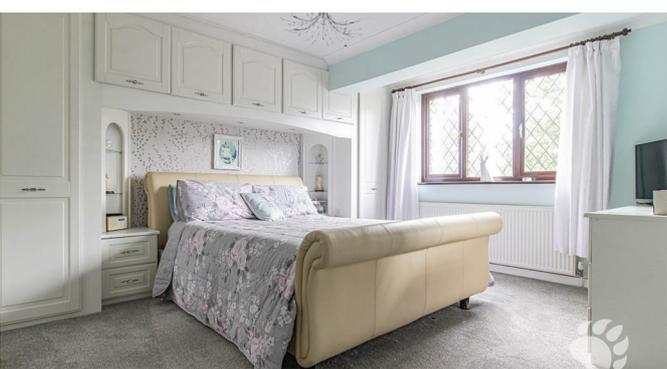
### Four-Piece Bathroom

### Integral Garage (16'11 x 14'8)

### Great Size Rear Garden

### Summerhouse

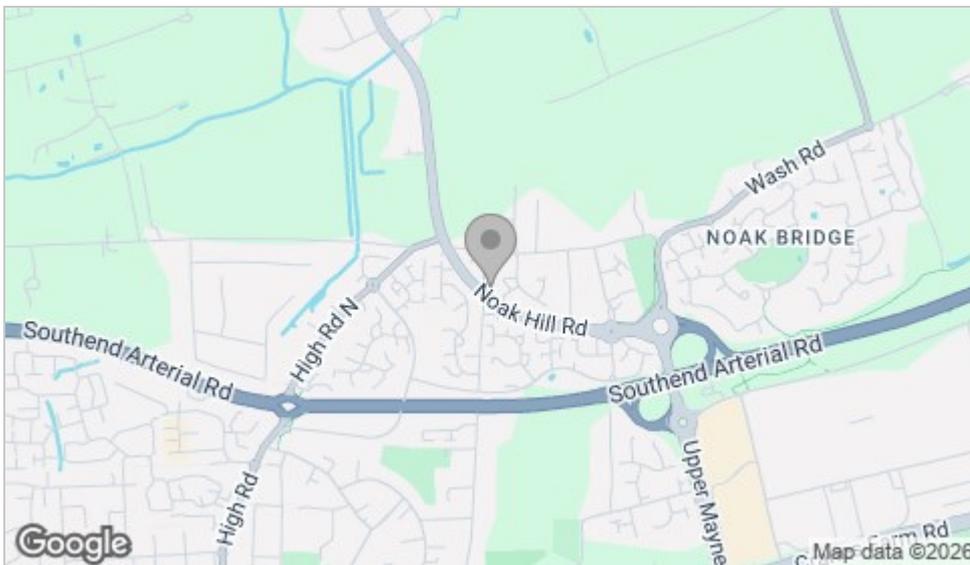
### Gated Driveway



# 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

