



Guide Price: £400,000 - £425,000...

Bear Estate Agents are pleased to bring to the market this two bedroom semi-detached bungalow, presented in good condition throughout and ideally positioned within Vange, offering spacious accommodation and excellent transport links.

The property is conveniently located close to local shops, well-regarded schools and popular bus routes. Pitsea Railway Station is approximately 0.8 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those travelling by car, the A13 and A127 are both within easy reach, offering convenient access into London and beyond.

- Two Bedroom Semi Detached Bungalow
- Spacious Lounge/Diner with Bay Window (21'11 x 11'5)
- Bedroom One (10'9 x 11'0)
- Three Piece Shower Room
- Driveway Parking for Multiple Vehicles
- 0.8 Miles to Pitsea Railway Station
- Kitchen with Garden Access (8'7 x 7'11)
- Bedroom Two (10'9 x 9'4)
- Large Rear Garden with Side Access
- Garage

## Avondale Road

Basildon

**£400,000**

Guide Price



# Avondale Road



Internally, the home begins with an entrance hall providing access to all rooms.

The lounge/diner measures an impressive 21'11 x 11'5 and provides a bright and versatile living space with ample room for both lounge and dining furniture. A bay window to the front allows natural light to flood the room throughout the day, enhancing the sense of space and creating a welcoming environment for relaxing or entertaining.

The kitchen measures 8'7 x 7'11 and offers a practical cooking environment with ample storage and preparation space. The room further benefits from direct access to the rear garden, creating a convenient connection between indoor and outdoor living.

Bedroom One measures 10'9 x 11'0 and is a well-proportioned double bedroom, comfortably accommodating a large bed alongside additional bedroom furniture.

Bedroom Two measures 10'9 x 9'4 and is another generous bedroom, offering flexibility for family members, guests or those working from home.

The accommodation is completed by a three-piece shower room, comprising a shower, toilet and wash hand basin.

Externally, the property benefits from a large rear garden, offering an excellent outdoor space to enjoy throughout the year. The garden provides plenty of room for seating areas, outdoor entertaining, gardening enthusiasts or simply relaxing in the warmer months, whilst also benefitting from convenient side access.

To the front, the property offers driveway parking for multiple vehicles, alongside a garage, providing additional parking or storage options.

Overall, this well-maintained bungalow offers spacious accommodation, excellent outdoor space and a highly convenient location, making it an ideal purchase for a wide range of buyers.

Council Tax Band: D (£2147.31)

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.

**Guide Price: £400,000 - £425,000...**

**Two Bedroom Semi Detached Bungalow**

**Good Condition Throughout**

**Located in Vange**

**Close to Shops Schools and Bus Routes**

**0.8 Miles to Pitsea Railway Station**

**Direct Links to London Fenchurch Street**

**Easy Access to the A13 and A127**

**Lounge/Diner with Bay Window (21'11 x 11'5)**

**Kitchen with Garden Access (8'7 x 7'11)**

**Bedroom One (10'9 x 11'0)**

**Bedroom Two (10'9 x 9'4)**

**Three Piece Shower Room**

**Large Rear Garden with Side Access**

**Driveway Parking for Multiple Vehicles**

**Garage**

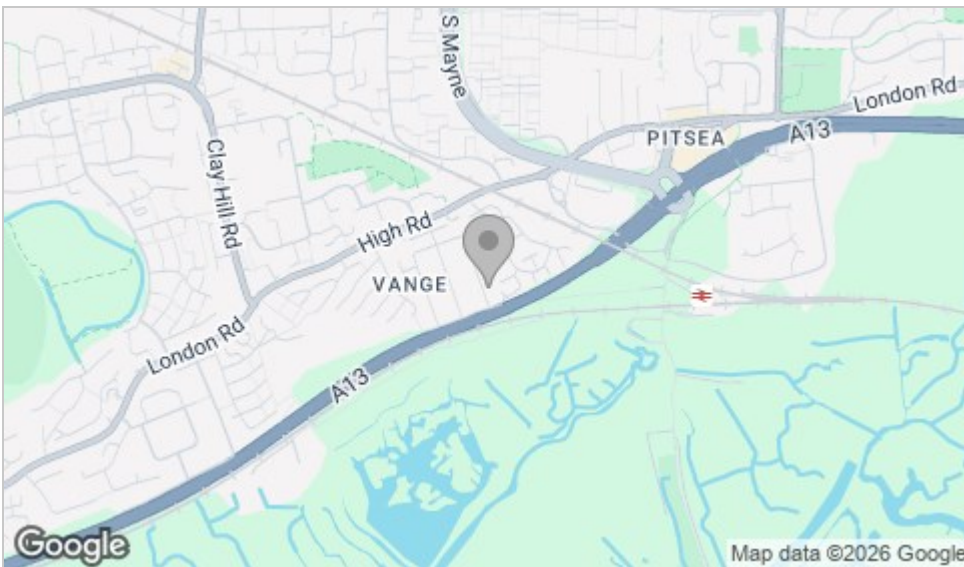
**Popular Residential Location**



# 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	