



Bear Estate Agents are understandably enthused to bring to the market this beautifully presented and lovingly cared for two double bedroom family home in the ever-popular Fryerns location, within walking distance of local shops and amenities and within easy reach of Basildon Town Centre and rail links direct into London.

- Welcoming Entrance Hall Complete With Underfloor Heating
- Living Room 10'11 x 9'4 Complete With Underfloor Heating
- Bathroom Suite 6'5 x 5'5
- Potential For Driveway Parking To The Front
- Walking Distance To Local Shops & Amenities
- Kitchen/Diner 17'3 x 11'4
- Master Bedroom 13'7 x 9'6 Plus Bedroom Two 11'7 x 10'6
- Pleasant West-Facing Rear Garden
- Extensive Refurbishment Carried Out Four Years Ago
- Within Easy Reach Of Town Centre & Rail Links Direct Into London

## Danbury Down

Fryerns

**£325,000**

Offers Over



# Danbury Down



Internally the new owner will be greeted by the welcoming entrance hall complete with understairs storage. The entrance hall allows access to the stunning kitchen come diner and the living room.

Worthy of special mention is the kitchen come diner, originally built as the living room, the current owners have changed the living room to the kitchen come diner, which opens to the west-facing rear garden whilst what used to be the kitchen, to the front of the property, now acts as the living room. Measuring 17'3 x 11'4 the kitchen come diner provides the perfect environment in which to both entertain and relax. There is an abundance of both worktop space and storage space. The kitchen was fitted four years ago and has been maintained to the highest of standards, there is an array of fitted appliances within the kitchen also.

Completing the living accommodation is the living room, this measures 10'11 x 9'4.

The first floor commences with a spacious landing area which provides direct access to both double bedrooms and the family bathroom suite.

Bedroom one measures 13'7 x 9'6, complete with fitted wardrobes whilst bedroom two measures 11'7 x 10'6. Both bedrooms are sizeable double bedrooms which is a fine feature within itself.

Completing the first floor is the beautiful family bathroom suite, measuring 6'5 x 5'5 the bathroom consists of the bathtub with overhead shower, washbasin and W/C. The bathroom was fitted 4 years ago and has again, been maintained to the highest of standards.

The boiler was also fitted four years ago.

Externally there is a pleasant west-facing rear garden, complete with rear access and brick-built storage whilst to the front there is the potential for driveway parking. The front has been block paved to allow for parking however the current owners have not applied for a dropped kerb. The majority of homes on this road have dropped kerbs and we as an agent, do not foresee obtaining a dropped kerb being a problem.

Further benefits include the individually controlled underfloor heating to both the entrance hall and living room plus the fully boarded loft space.

Situated within walking distance of local shops and amenities and within easy reach of the town centre and rail links direct into London the location offers something for all of the family and for those of all ages.

Internal viewings come strongly recommended so that one can appreciate and acknowledge first hand the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as one could hope for.

Freehold.  
Council Tax Band B.  
Amount £1,670.13.

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.

## **Welcoming Entrance Hall**

### **Kitchen/Diner**

17'3 x 11'4

### **Living Room**

10'11 x 9'4

## **First Floor Landing**

### **Master Bedroom**

13'7 x 9'6

### **Bedroom Two**

11'7 x 10'6

### **Family Bathroom Suite**

6'5 x 5'5

## **Pleasant West-Facing Rear Garden**

## **Rear Access**

## **Potential For Driveway Parking To The Front**

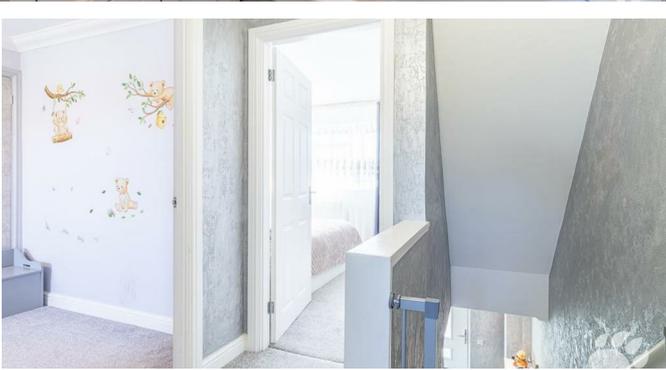
## **Extensive Refurb Four Years Ago**

## **Stunning Finish Throughout**

## **Underfloor Heating To Entrance Hall & Living Room**

## **Walking Distance To Local Shops & Amenities**

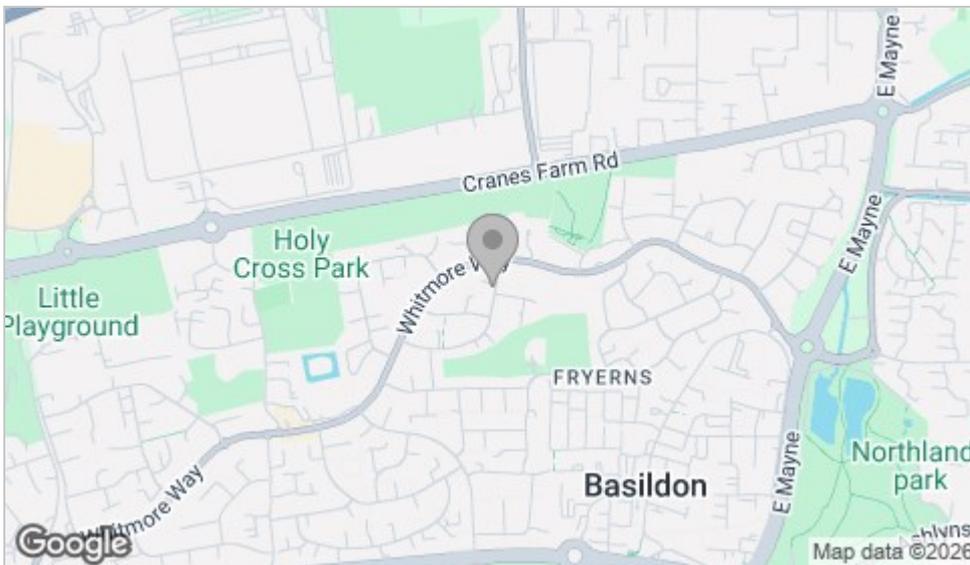
## **Within Easy Reach Of Town Centre & Rail Links**



# 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.

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## Energy Efficiency Graph

