



Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this spacious three-bedroom mid-terraced home, ideally positioned within Laindon and offering versatile accommodation alongside excellent transport links. The property is conveniently located close to local shops, well-regarded schools and popular bus routes. Laindon Railway Station is approximately 1.2 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A13 and A127 are both a short drive away, offering convenient access into London and beyond.

- NO ONWARD CHAIN
- Direct Links to London Fenchurch Street
- Spacious Lounge (16'9 x 10'11)
- Three Sizeable Bedrooms
- West-Facing Rear Garden
- 1.2 Miles to Laindon Railway Station
- Open Plan Kitchen (8'10 x 8'7)
- Separate Dining Room (10'4 x 8'4)
- Three-Piece Bathroom Suite and a Downstairs W/C
- Driveway Parking with an Electric Car Charger

Blackmores

Basildon

£300,000

Offers Over



Blackmores



Internally, the home begins with a large entrance hall which houses a storage cupboard and downstairs W/C. Due to the generous proportions of this space, it offers excellent versatility and could also be utilised as a dining area or additional reception space depending on the needs of the new owner.

The entrance hall flows openly into the kitchen measuring 8'10 x 8'7, which offers an abundance of cupboard and worktop space, creating a practical and well-organised cooking environment with ample room for appliances.

The lounge measures 16'9 x 10'11 and provides a bright and comfortable living space, enhanced by glazed patio doors opening directly onto the rear garden, allowing natural light to flood the room throughout the day.

Adjacent to this is the dining room measuring 10'4 x 8'4, offering additional reception space ideal for family meals or entertaining guests. A glazed single door provides direct access to the rear garden, creating a seamless indoor-outdoor connection.

Moving upstairs, the landing provides access to all rooms on this level.

Bedroom One measures 10'8 x 12'10 and is a well-proportioned double bedroom, comfortably accommodating a large bed alongside additional bedroom furniture.

Bedroom Two measures 13'1 x 10'2 and is another generous double bedroom, offering excellent versatility for family living or guests.

Bedroom Three measures 7'9 x 9'3 and is a practical third bedroom, suitable for use as a child's bedroom, nursery or home office.

The accommodation is completed by a three-piece bathroom suite, comprising a shower-over-bath, toilet and wash hand basin, whilst also benefitting from an airing cupboard for additional storage.

Externally, the property benefits from a large west-facing rear garden, creating an excellent outdoor space to enjoy throughout the afternoon and evening.

To the front, the property benefits from driveway parking, alongside a communal car park and additional on-street parking available nearby.

This home offers spacious and versatile accommodation alongside excellent transport links, making it an ideal purchase for a wide range of buyers.

Council Tax Band: C (£1908.72)

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

Three Bedroom Mid Terraced House

Located in Laindon

Close to Shops Schools and Bus Routes

1.2 Miles to Laindon Railway Station

Direct Links to London Fenchurch Street

Easy Access to the A13 and A127

Open Plan Kitchen (8'10 x 8'7)

Spacious Lounge (16'9 x 10'11)

Separate Dining Room (10'4 x 8'4)

Bedroom One (10'8 x 12'10)

Bedroom Two (13'1 x 10'2)

Bedroom Three (7'9 x 9'3)

Three Piece Bathroom Suite

Downstairs W/C

Large West Facing Rear Garden

Driveway Parking with Electric Car Charger

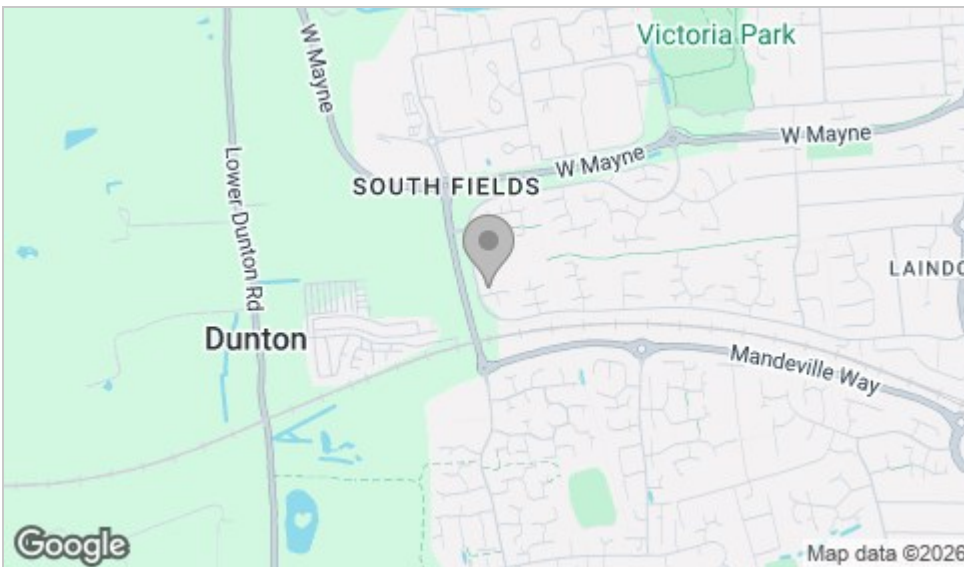
Communal Car Park and On Street Parking Available



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 <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

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