



Bear Estate Agents are thrilled to bring to the market this spacious and exceptionally well-presented three-bedroom terraced home, ideally positioned within the ever-popular Fryerns location. St. Peters Pavement is set along a quaint pedestrian walkway and is within walking distance of a wide range of local shops, well-regarded schools, and popular bus routes. Pitsea Railway Station is approximately 1.9 miles away, offering direct links into London Fenchurch Street via the C2C rail service.

- Approximately 1.9 Miles to Pitsea Railway Station
- Spacious Lounge (16'4 x 10'7)
- Additional Reception / Utility / Salon Space (12'0 x 9'7)
- Large Second Double Bedroom (10'11 x 10'10)
- Modern Three-Piece Family Bathroom
- Modern Kitchen (8'3 x 10'7)
- Open Plan Dining (13'2 x 8'1)
- Generous Main Bedroom with Fitted Wardrobe (13'11 x 10'11)
- Comfortable Third Double Bedroom (9'1 x 8'1)
- Large South-West Facing Rear Garden

## St. Peters Pavement

Basildon

**£385,000**





# St. Peters Pavement



Internally, the property immediately impresses with a spacious and welcoming entrance hall, housing the staircase, benefitting from an under-stair storage cupboard, and providing access to all ground floor rooms.

The modern kitchen is a great size, measuring 8'3 x 10'7, and boasts an abundance of cupboard and worktop space. A large front-facing window floods the room with natural light throughout the day, creating an inviting environment for those who enjoy cooking for family and friends alike.

Adjacent to the kitchen is a versatile room currently used as a salon, measuring 12'0 x 9'7 at its maximum dimensions. This space benefits from a large storage cupboard as well as glazed doors to both the front and rear. There is excellent potential for this room to be repurposed as a utility room, further enhancing storage within the home and freeing up additional space in the kitchen.

The lounge truly forms the heart of the home, measuring an impressive 16'4 x 10'7. With a large window overlooking the conservatory, the room remains bright and airy throughout the day and provides the perfect family hub or space for entertaining.

Open plan to the lounge is the dining room, measuring 13'2 x 8'1. This generous space comfortably accommodates an 8-10-seater dining table, making it ideal for family meals, dinner parties, and social gatherings.

Completing the ground floor accommodation is the conservatory, which offers a bright and tranquil space to relax and unwind, particularly during the warmer months. This room creates a superb indoor-outdoor connection and further enhances the sense of space across the ground floor.

To the first floor, the landing provides access to all rooms on this level and benefits from an airing cupboard.

Bedroom One is a standout feature of the home, measuring an impressive 13'11 x 10'11. Complete with a large, fitted wardrobe, the room comfortably accommodates a double or king-sized bed alongside additional bedroom furniture.

Bedroom Two is another generous double bedroom, measuring 10'11 x 10'10, again allowing for a double or king-sized bed, wardrobes, and further furnishings. Bedroom Three is only slightly smaller at 9'1 x 8'1 and still comfortably functions as a double bedroom, making it ideal as a child's room, guest bedroom, or home office.

The first-floor accommodation is completed by a modern three-piece bathroom suite, comprising a shower over bath, WC, and wash hand basin.

It is also worth noting that the property has recently benefitted from the installation of a brand-new boiler, offering additional peace of mind to any incoming purchaser.

Externally, the home continues to impress with a generous south-west facing rear garden, providing excellent outdoor space and enjoying plenty of afternoon and evening sunshine. There is an abundance of on-street parking

available, in addition to a communal car park located to the front of the property.

This beautifully presented and deceptively spacious home offers versatile living accommodation within a popular and well-connected location. With generous room sizes, excellent natural light, and strong transport links, this property will appeal to a wide range of buyers. An internal viewing is highly recommended to fully appreciate the space, layout, and lifestyle on offer.

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.

## **Popular Fryerns Location**

### **Approximately 1.9 Miles to Pitsea Railway Station**

### **Spacious Entrance Hall with Under Stairs Storage**

### **Modern Kitchen (8'3 x 10'7)**

### **Spacious Lounge (16'4 x 10'7)**

### **Additional Reception Room (12'0 x 9'7)**

### **Open Plan Dining (13'2 x 8'1)**

### **Bright Conservatory**

### **Generous Main Bedroom (13'11 x 10'11)**

### **Large Second Double Bedroom (10'11 x 10'10)**

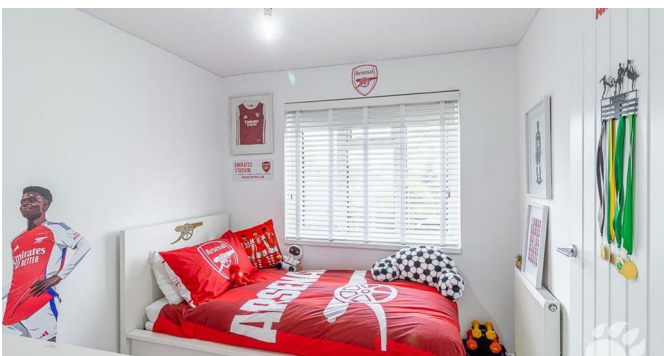
### **Comfortable Third Double Bedroom (9'1 x 8'1)**

### **Modern Three-Piece Family Bathroom**

### **Brand New Boiler Recently Installed**

### **Large South-West Facing Rear Garden**

### **Communal Car Park plus Ample On-Street Parking**

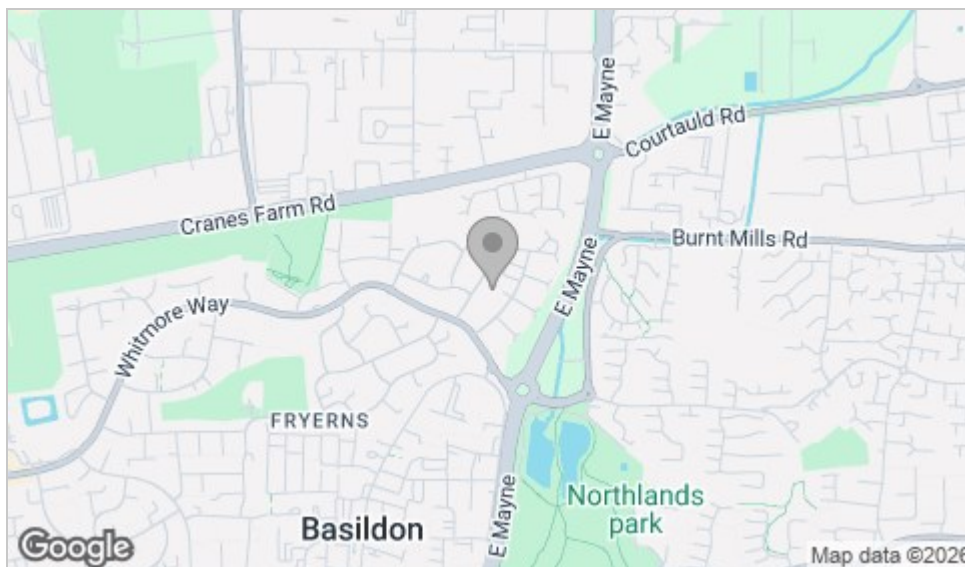




## Floor Plan



## 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) 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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |