



**5 Botelers, Lee Chapel South.**  
Guide Price £500,000 - £525,000



## 5 Botelers

### LEE CHAPEL SOUTH

GUIDE PRICE £500,00 - £525,000

Temme English are delighted to offer this exceptionally well-maintained and generously proportioned three-bedroom link-detached family home, proudly positioned on a substantial plot within the highly sought-after location of Lee Chapel South. The property is offered with the convenience of **no onward chain**.

- Three-Bedroom Link-Detached Family Home
- Sought-After Lee Chapel South Location
- No Onward Chain
- Generously Sized Plot
- Bright And Spacious Lounge/Diner With Garden Access
- Ground Floor Bedroom
- South-Facing Landscaped Rear Garden
- Driveway And Integral Garage With Utility Area
- Excellent Decorative Condition With Double Glazing And Updated Boiler
- Strong Potential To Extend Or Convert The Garage (STPP)





The ground floor accommodation comprises a welcoming porch, a striking entrance hallway, a well-maintained kitchen, and a huge bright and airy lounge/diner featuring wide sliding doors opening onto the rear garden. In addition, there is a versatile ground-floor bedroom.

Upstairs provides the main bedroom and a generous guest bedroom, both benefiting from built-in storage. The family bathroom, fitted with a shower over the bath, completes the first floor.

This fine home further benefits from an updated boiler, full double glazing, and excellent decorative condition throughout.

Externally, the property boasts an attractive frontage with a driveway and an integral garage, which includes a utility area to the rear. The south-facing rear garden has been attractively landscaped, offering an expansive lawn and a secluded patio area, ideal for outdoor enjoyment.

There is significant potential for the garage to be converted into additional living space, and both the driveway and property offer genuine scope for extension, subject to the usual planning permissions.

This well-established and enviable setting is extremely popular with families due to its close proximity to the highly regarded Lee Chapel Primary School. With excellent links to Basildon Hospital, the Town Centre, Train Station, and the A13, the central positioning of this impressive home is hard to beat. **Early viewings are highly recommended.**

#### DRIVEWAY

2 Parking Spaces

#### GARAGE

Single Garage

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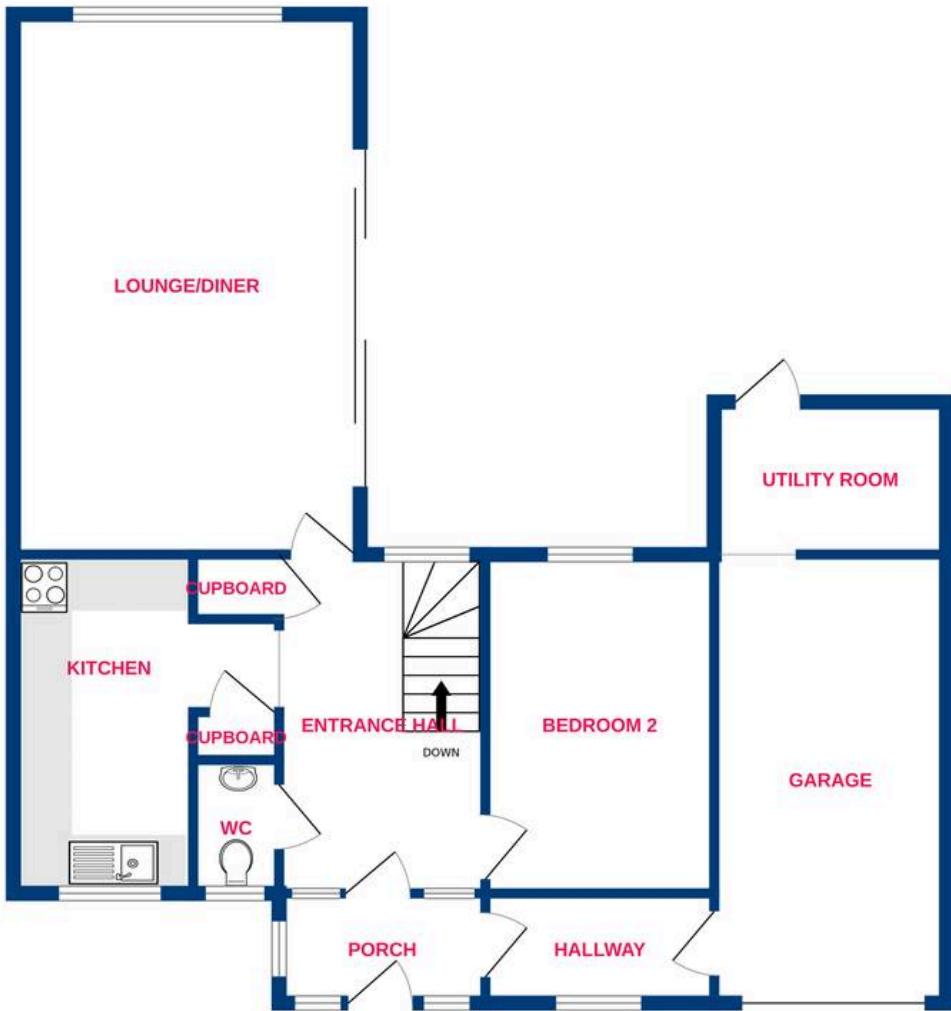
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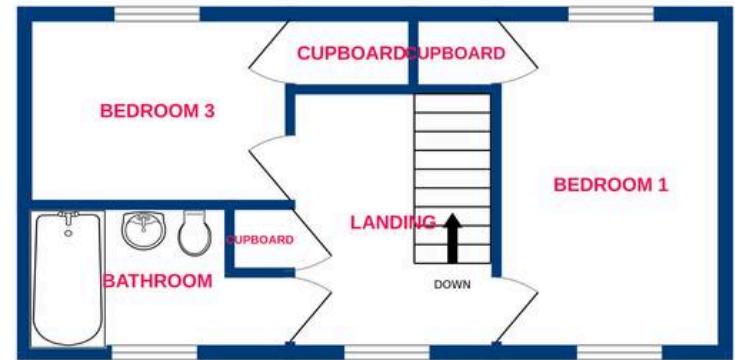
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Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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