



Bear Estate Agents are delighted to bring to the market, with NO ONWARD CHAIN, this two double bedroom EXTENDED family home in the popular Lee Chapel South location. The property benefits from a large kitchen come diner, extended living area and separate utility room. Further benefits include the most favourable of locations within walking distance of the town centre, rail links into London and the 'Outstanding' Lee Chapel Primary School and Nursery.

## Cross Green

Basildon

**£300,000**

Offers Over

- Inviting Entrance Hall
- Extended Living Area 17'10 x 10'11
- Master Bedroom 11'3 x 11'2 Plus Bedroom Two 11'2 x 9'8
- Pleasant West Facing Rear Garden With Rear Access
- Popular Lee Chapel South Location Within Walking Distance Of Town Centre & Rail Links Into London
- Kitchen/Diner 13'7 x 12'10
- Utility Room 20'3 x 5'10
- Family Bathroom Suite 8'1 x 4'11
- Opening Onto A Quiet & Family Friendly Walkway
- No Onward Chain



# Cross Green



Internally the new owner will be greeted by the inviting entrance hall which allows access to the kitchen come diner and the separate utility room.

The kitchen come diner measures 13'7 x 12'10, lengthening into a bay, there is a wealth of both worktop space and storage space alongside ample room for your table and chairs.

The main living room is accessible off of the kitchen area, this measures a further 17'10 x 10'11 and provides the perfect environment in which to both entertain and relax.

Completing the ground floor is the practical and family-friendly utility room which measures 20'3 x 5'10. The utility also provides access to the garden.

The first floor commences with a landing which allows access to both double bedrooms and the family bathroom suite.

The master bedroom measures 11'3 x 11'2, bedroom two measures 11'2 x 9'8, both bedrooms are sizeable double bedrooms and both profit from fitted wardrobes.

Completing the first floor is the family bathroom suite which measures a further 8'1 x 4'11, the bathroom consists of the bathtub with overhead shower, washbasin and W/C.

Externally there is a pleasant, west facing rear garden, with rear access plus a smaller area of front garden.

The front opens onto a quiet walkway, set back from the road, the nearby road offers an abundance of street parking.

Situated within walking distance of the town centre, rail links direct into London and the 'Outstanding' Lee Chapel Primary School and Nursery, the location is perfect for local amenities and convenience.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended so that one can appreciate and acknowledge all that this wonderful family home has to offer.

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

## **Inviting Entrance Hall**

### **Kitchen/Diner**

13'7 x 12'10

### **Extended Living Area**

17'10 x 10'11

### **Utility Room**

20'3 x 5'10

## **First Floor Landing**

### **Master Bedroom**

11'3 x 11'2

### **Bedroom Two**

11'2 x 9'8

## **Fitted Wardrobes To Both Bedrooms**

### **Bathroom Suite**

8'1 x 4'11

## **Pleasant West Facing Rear Garden**

## **Opening Onto Quiet & Family-Friendly Walkway**

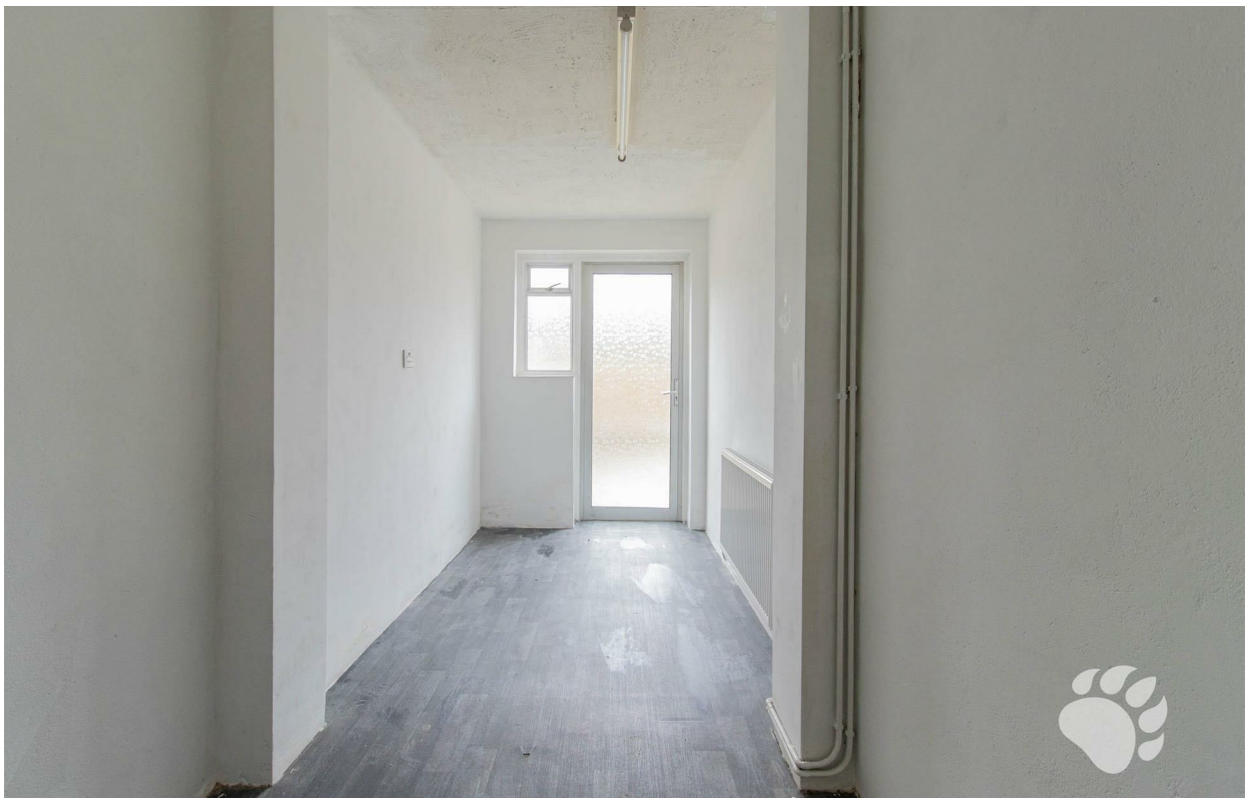
## **Wealth Of Street Parking**

## **Walking Distance To Town Centre**

## **Walking Distance To Rail Links Into London**

## **Popular Lee Chapel South Location**

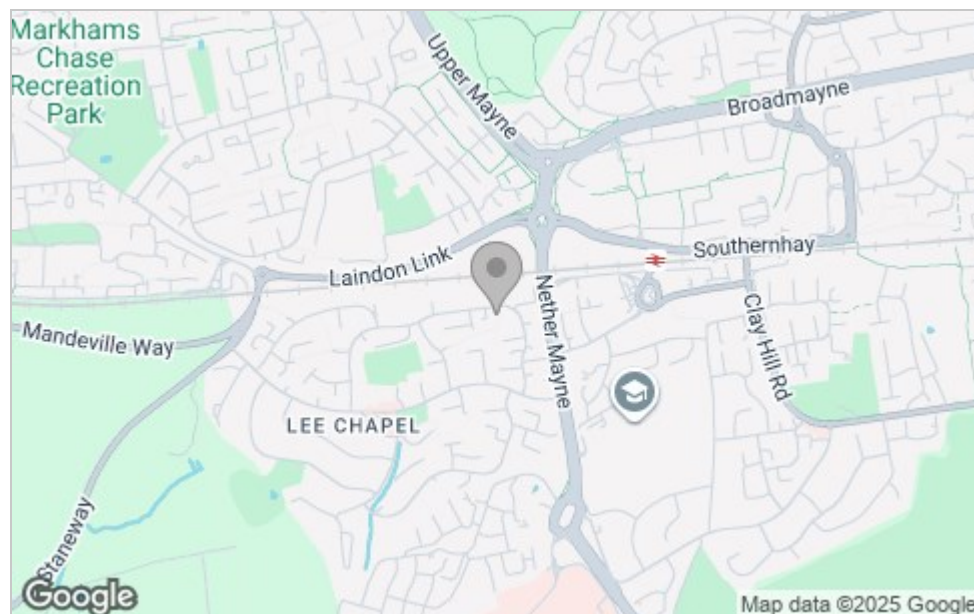
## **No Onward Chain**



## 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.

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### Energy Efficiency Graph

