



NO ONWARD CHAIN! GUIDE PRICE £425,000 - £435,000. Bear Estate Agents are excited to bring to the market this highly spacious and incredibly neat THREE bedroom, SEMI-DETACHED house in the heart of Langdon Hills. Vowler Road is a quaint road located off of the popular Berry Lane, a short walk away from local schools and local shops and bus routes. Laindon railway station is a stones throw away from the home, a mere 0.4 mile walk away, conveniently connecting London Fenchurch Street on the reliable C2C rail service. There are also fantastic road links with the A127 and A13 being a short walk in each direction.

- NO ONWARD CHAIN!
- Lounge (13'11 x 13'6)
- Kitchen (12'9 x 8'0)
- Three Good Sized Bedrooms
- South Facing Rear Garden
- GUIDE PRICE £425,000 - £435,000
- Dining Room (12'0 x 10'7)
- Conservatory (9'5 x 12'2)
- Two Ground Floor Shower Rooms
- Driveway to Front for Multiple Vehicles

## Vowler Road

Basildon

**£425,000**

Guide Price



# Vowler Road



The internal layout of this smart home begins with an entrance hall which hosts the stairs and leads through to a roomy lounge. The lounge measures 13'11 x 13'6 at maximum dimensions and boasts a large window which overlooks the front of the home. This then leads to a further hallway which adjoins a side door, a large under-stairs storage cupboard, a ground floor shower room and a dining room. The shower room is a three-piece suite which is comprised of a walk-in shower, toilet and sink. The dining room measures 12'0 x 10'7, comfortably fitting a dining table and accompanying chairs, benefitting further from another storage cupboard. The kitchen boasts an abundance of cupboard and surface space across a room which measures 8'0 x 12'9. There is a further shower room adjoining the kitchen, offer another walk-in shower and a sink. The rear has been extended upon with a pleasant conservatory which measures 9'5 x 12'2 and offer French doors into the rear garden.

The upstairs is host to three good sized bedrooms. Bedroom 1 measures 14'4 x 13'5 and adjoins an En-suite WC as well as an airing cupboard. Bedroom 2 measures 12'5 x 8'7 and bedroom 3 follow closely at 9'3 x 7'11.

The rear garden is a fantastic size and SOUTH FACING, seeing the sun throughout the day! There is also a large space to the size of the property which has been cleverly section off and is used for bin storage and other items kept out of plain site. Completing the property is a driveway to the front of the home, large enough for multiple vehicles.

Homes in this area sell very well, so call us today to organise a viewing and see all of the benefits first hand!

Council Tax Band: D (£2147.31)

**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!**

**GUIDE PRICE £425,000 - £435,000**

### **Entrance Hall**

**Lounge (13'11 x 13'6)**

**Dining Room (12'0 x 10'7)**

**Ground Floor Shower Room (Three-Piece)**

**Kitchen (12'9 x 8'0)**

**Conservatory (9'5 x 12'2)**

**Ground Floor Shower Room (Two-Piece)**

**Large Under-Stairs Cupboard**

**Bedroom 1 (14'4 x 13'5)**

**En-Suite WC**

**Bedroom 2 (12'5 x 8'7)**

**Bedroom 3 (9'3 x 7'11)**

**South Facing Rear Garden**

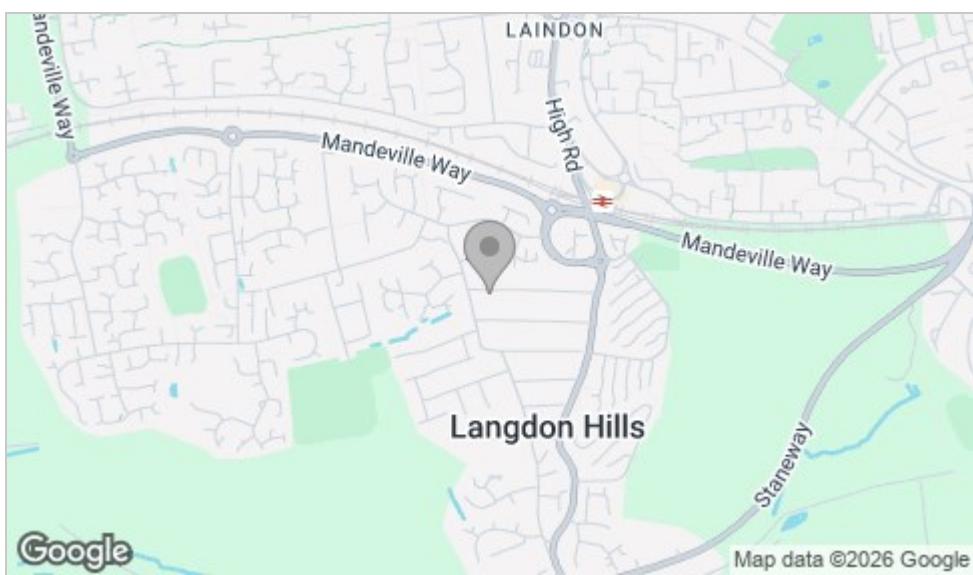
**Driveway to Front for Multiple Vehicles**



# 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.

## 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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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