



Bear Estate Agents are delighted to bring to the market this immaculately presented five-bedroom detached townhouse, built in 2016 and offering spacious, well-arranged accommodation across three floors, perfectly suited to modern family living.

The property is ideally located on the Dunton Fields Estate within Laindon, close to local shops, well-regarded schools and popular bus routes. Laindon Railway Station is approximately 1.5 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A127 is just a short drive away, offering convenient access into London and beyond.

- Located on the Dunton Fields Estate
- Spacious Lounge (15'10 x 11'8)
- Bedroom One (8'10 x 9'0)
- Bedroom Two with En Suite (12'9 x 11'7 Max)
- Large Rear Garden with Side Access
- 1.5 Miles to Laindon Railway Station
- Kitchen/Diner (15'10 x 8'5)
- Fitted Wardrobe and Concealed En Suite to Bedroom 1
- Bedroom Three (19'9 x 8'11), Bedroom Four (8'2 x 11'6), Bedroom Five (7'0 x 11'9)
- Driveway Parking for 2-3 Vehicles

Bruton Link

Basildon

£575,000

Offers Over



Bruton Link



Internally, the home begins with a welcoming entrance hall which houses the stairs, a useful under-stair storage cupboard and a convenient downstairs W/C.

The lounge measures 15'10 x 11'8 and provides a comfortable and inviting living space, enhanced by a large bay window to the front which allows natural light to flood the room throughout the day, creating a bright yet cosy environment.

To the rear, the kitchen/diner measures 15'10 x 8'5 and forms the heart of the home. The kitchen offers an abundance of cupboard and worktop space, creating a practical and well-organised cooking environment, while the dining area comfortably accommodates a table and chairs. Glazed patio doors open directly onto the rear garden, creating a seamless indoor-outdoor connection.

Moving to the first floor, the landing provides access to three bedrooms and the family bathroom.

Bedroom One measures 8'10 x 9'0 and benefits from fitted wardrobes which cleverly conceal an en-suite shower room, offering both practicality and a sleek finish.

Bedroom Four measures 8'2 x 11'6 and is a well-proportioned bedroom, suitable for use as a guest room, child's bedroom or home office.

Bedroom Five measures 7'0 x 11'9 and is another versatile room, ideal for a range of uses depending on the needs of the new owner.

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

Moving to the second floor, the landing hosts a large storage cupboard and provides access to two further bedrooms.

Bedroom Two measures 12'9 x 11'7 at its maximum dimensions and is a spacious double bedroom, benefiting from its own en-suite shower room, creating a comfortable and private space.

Bedroom Three measures 19'9 x 8'11 and is an impressive and versatile room, offering generous proportions and flexibility for use as a bedroom, additional lounge space or home office.

Externally, the property benefits from a large rear garden with side access, providing an excellent outdoor space for relaxing or entertaining.

To the side of the home there is driveway parking for 2-3 vehicles, offering convenient off-street parking.

This fantastic home offers spacious and versatile accommodation, modern features and an excellent location, making it an ideal purchase for families seeking a move-in-ready property.

Service Charge: £16.60 Per Month

Council Tax: 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.

Five Bedroom Detached Townhouse

Built in 2016 and in Immaculate Condition Througho

Located on the Dunton Fields Estate

Close to Shops Schools and Bus Routes

1.5 Miles to Laindon Railway Station

Direct Links to London Fenchurch Street

Easy Access to the A127

Spacious Lounge (15'10 x 11'8)

Kitchen/Diner (15'10 x 8'5)

Bedroom One (8'10 x 9'0)

Fitted Wardrobe and Concealed En Suite to Bedroom

Bedroom Two (12'9 x 11'7 Max)

En Suite to Bedroom 2

Bedroom Three (19'9 x 8'11)

Bedroom Four (8'2 x 11'6)

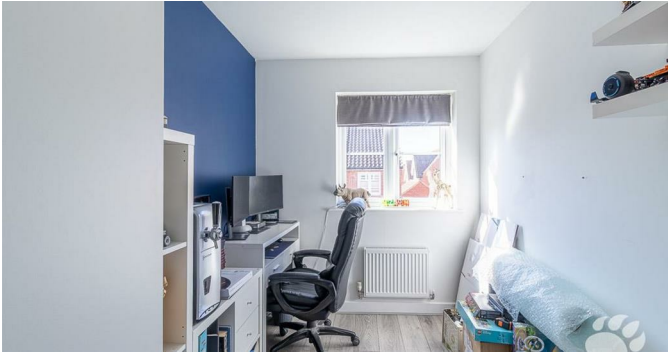
Bedroom Five (7'0 x 11'9)

Three Piece Family Bathroom

Downstairs W/C

Large Rear Garden with Side Access

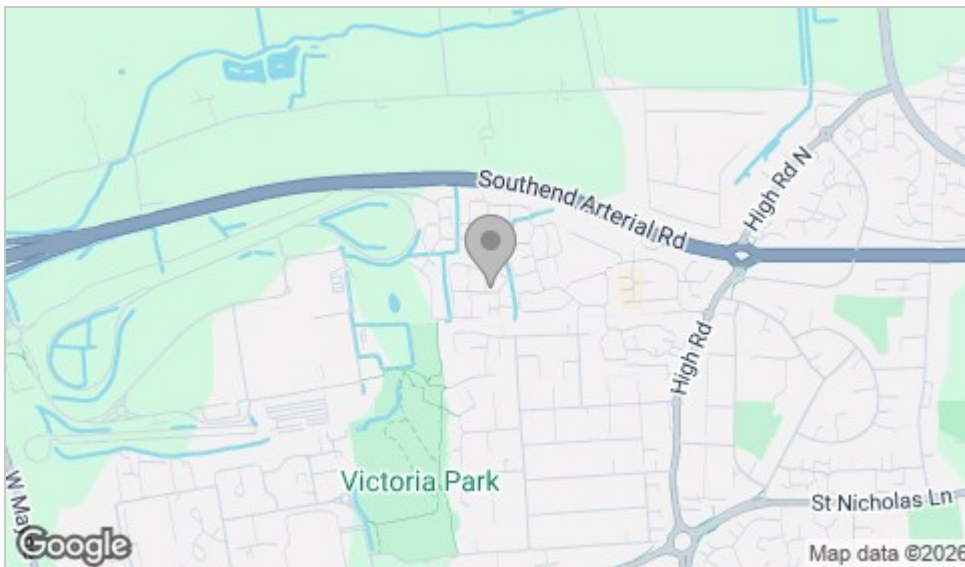
Driveway Parking for 2-3 Vehicles



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.

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.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(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	