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Mill Green Place, Pitsea

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Situated in a popular residential location, this well-presented two bedroom mid terrace property offers bright, well-balanced accommodation across approximately 979.5 sq ft, making it an ideal purchase for first time buyers, downsizers or investors alike.

Upon entering the property, you are welcomed by a practical entrance hall which leads through to a bright and airy living room positioned at the front of the home. This inviting space benefits from excellent natural light and provides a comfortable setting for everyday living. To the rear, the property opens into a separate kitchen and dining room, offering a functional and sociable layout with ample space for both cooking and entertaining.

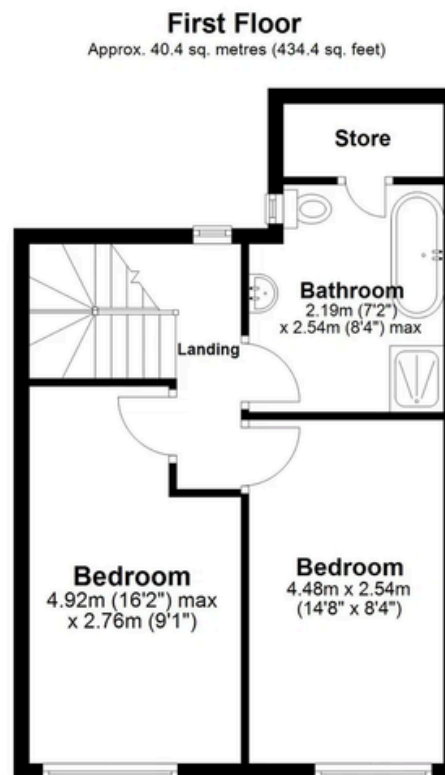
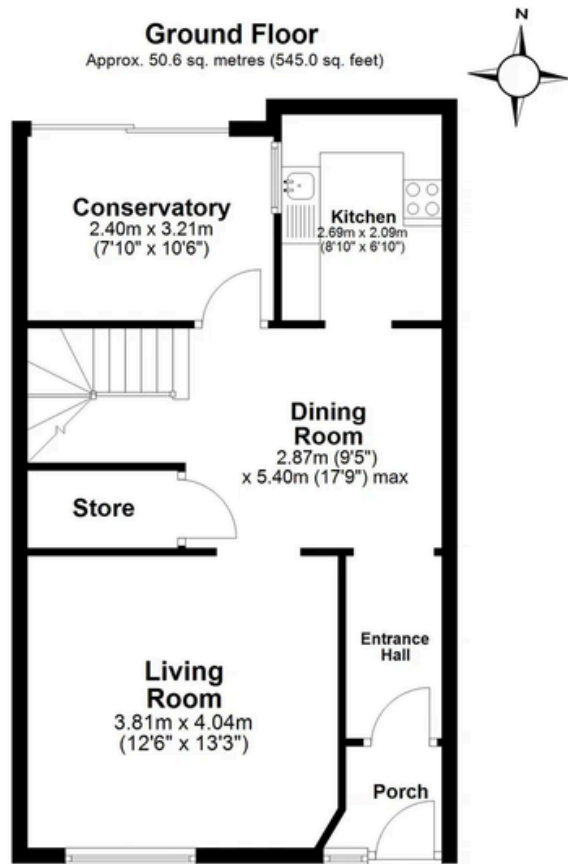
Beyond the dining area, the property features a sun room, formerly referred to as the lounge, which creates a versatile additional reception space. This room enjoys views over the garden and provides direct access outside, making it perfect for use as a second sitting area, home office or playroom.

Upstairs, the first floor comprises two well-proportioned bedrooms, both offering good floor space and natural light. The accommodation is completed by a family bathroom and additional storage, ensuring practicality for modern living.

Externally, the property benefits from an unoverlooked rear garden, providing a private outdoor space ideal for relaxing or entertaining during the warmer months. To the front, there is access to communal parking, adding convenience for residents and visitors.

The location is particularly appealing, with Northlands Park just a short walk away, offering open green spaces, lakes and leisure facilities. Families will appreciate being within 0.4 miles of Northlands Infant School and Nursery, while commuters benefit from Pitsea Station being approximately 1.2 miles away, providing direct links into London. This is a fantastic opportunity to acquire a well-located and versatile home offering generous living space in a sought-after area.

- TWO BEDROOM MID TERRACE PROPERTY
- BRIGHT AND AIRY LIVING ROOM
- SEPERATE KITCHEN/DINING ROOM
- COVERING APPROX 979.5 SQ FT OF LIVING SPACE
- SUN ROOM LEADING ON TO AN UNOVERLOOKED REAR GARDEN
- A SHORT WALK TO NORTHLANDS PARK
- WITHIN 0.4 MILES OF NORTHLANDS INFANT SCHOOL AND NURSERY
- COMMUNAL PARKING
- SITUATED WITHIN 1.2 MILES TO PITSEA STATION
- COUNCIL TAX BAND B



Total area: approx. 91.0 sq. metres (979.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Mill Green Place

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	

DISCLAIMER

We endeavour to make our sales particulars as accurate and reliable as possible; however, they do not constitute or form part of an offer or contract, nor can they be regarded as representations or relied upon as statements of fact. All interested parties must verify the accuracy via their solicitor who will check any relevant lease information, related charges, fixtures / fittings, rights of way / access, permissions for extensions / conversions and, required planning / building regulations. The floorplan is not to scale and its accuracy nor measurements can be confirmed, all interested parties should consult their surveyor should they want verification of the floorplan or plot.