



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Sparrows Herne, Basildon



Morgan Brookes believe - Being located just a short walk to Basildon Town Centre, Train Station, local shops, good schools & easy access to the A127 & A13 this is an ideal family home. Offering good size accommodation, situated in a popular location with ample off street parking, garage & a good size rear garden.

Our Sellers love - Our much-loved family home which offers spacious accommodation, a large garden ideal for summer entertaining, and potential to extend. Its convenient location close to local amenities and wonderful neighbours have made it a fantastic place to live.

Key Features

- Guide Price £425,000 - £450,000.
- Semi Detached Family Home.
- Three Bedrooms.
- Modern Fitted Kitchen.
- Two Reception Rooms.
- Lean To / Utility Room.
- Good Size Rear Garden.
- Off Street Parking & Garage.
- Call Morgan Brookes Today!

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£450,000**

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Entrance

Double glazed panelled door to:

Entrance Hall

9' 7" x 5' 10" (2.92m x 1.78m)

Radiator, smooth ceiling, carpet flooring, doors to:

Ground Floor Cloakroom

6' 2" x 3' 6" (1.88m x 1.07m)

Obscure double glazed window to front aspect, pedestal hand basin, low level WC, heated towel rail, vinyl flooring.

Living Room

10' 4" x 9' 5" (3.15m x 2.87m)

Double glazed window to front aspect with fitted blinds, radiator, carpet flooring, archway to:

Dining Room

13' 10" x 10' 3" (4.21m x 3.12m)

Double glazed French doors to rear garden, radiator, carpet flooring.

Kitchen

11' 10" x 8' 10" (3.60m x 2.69m)

Double glazed window to rear aspect, fitted range of base & wall mounted units, square edge work surfaces incorporating sink unit, induction hob with extractor over, splash back tiling, built in oven, space for appliances, Pantry cupboard, smooth ceiling, tiled flooring, door to:

Lean To / Utility

23' 1" x 3' 5" (7.03m x 1.04m)

Double glazed doors to front & rear aspects, glazed sliding door to garage, space & plumbing for appliances.

First Floor Landing

8' 7" x 3' 10" (2.61m x 1.17m)

Double glazed window to side aspect, ceiling incorporating loft access, carpet flooring, doors to:

Bedroom 1

15' 7" x 10' 3" (4.75m x 3.12m)

Two double glazed windows to front aspect, radiator, built in storage cupboard, carpet flooring.

Bedroom 2

11' 1" x 10' 1" (3.38m x 3.07m)

Double glazed window to rear aspect, radiator, built in storage cupboard, wood effect laminate flooring.

Bedroom 3

8' 11" x 6' 9" (2.72m x 2.06m)

Double glazed window to front aspect, radiator, built in storage cupboard, carpet flooring.

Bathroom

8' 11" x 6' 0" (2.72m x 1.83m)

Obscure double glazed window to rear aspect, shower cubicle, low level WC, vanity hand basin, heated towel rail, built in storage cupboard, tiling to walls, vinyl flooring.

Rear Garden

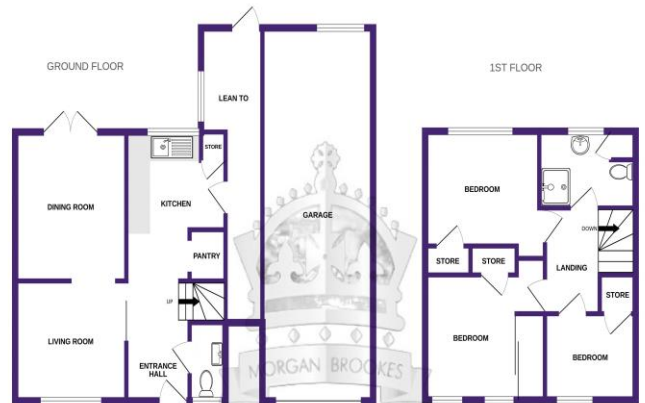
Singled seating area immediately from the property, path leading to the rear of the garden, the remainder laid to lawn with various flowers & shrubs.

Garage

Up and over door, power & light connected.

Front Of Property

Driveway offering off street parking for up to 3 vehicles, the remainder being laid to lawn, side access gate



MORGAN BROOKES LTD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, column 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 architect, system and materials shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority Information
Basildon Borough Council
Council Tax Band: D

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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£450,000**

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.