



## Basildon Road, Basildon, Essex, SS15 5SF

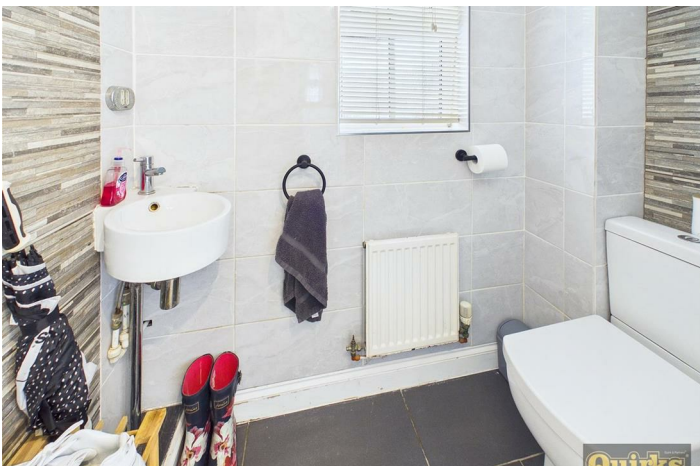
Asking Price £460,000

- THREE BEDROOM DETACHED HOUSE
- GARAGE AND CARPORT
- NEW BOILER 2021
- CLOSE LAINDON PARK NURSERY AND PRIMARY
- EPC - TBC
- CONSERVATORY
- DOUBLE GLAZED
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- COUNCIL TAX - D - BASILDON

This THREE BEDROOM DETACHED HOUSE located in a popular location within catchment of Laindon Park Nursery and Primary school, also there is a Secondary school within easy reach. This home has a garage and large carport as well as the added advantage of a CONSERVATORY and ENSUITE. Having GAS CENTRAL HEATING and DOUBLE GLAZED windows and doors, the sellers have refitted the ENSUITE and installed a new GAS BOILER. Viewing is advised.



Council Tax Band: D



#### ENTRANCE HALL

Part Double glazed street door to hall, laminate wood effect floor covering, radiator doors to accommodation, base of stairs

#### CLOAKROOM

Double glazed window to front, tiled floor and walls, wall mounted circular wash hand basin and low flush wc in white, radiator

#### LOUNGE

12'10 x 11'1

Double glazed bay window to front, double internal doors to Dining Area, radiator, wood effect laminate floor covering

#### DINING ROOM

12'5 x 8'6

Double glazed sliding patio doors to conservatory, door to kitchen, radiator, wood effect laminate floor covering

#### CONSERVATORY

11'1 x 8'3

Double glazed to all sides, pitched polycarbonate roof with ceiling fan, tiled floor French doors to garden

#### KITCHEN

12'5 x 9'1

Double glazed window

and double glazed door leading to rear garden, extensively fitted to both ground and eye level incorporating complimentary roll edged work surfaces, inset sink with drainer and mixer tap, space and plumbing for washing machine and dishwasher, recess for fridge/freezer, fitted oven and hob with splash back and cooker hood over, wood effect laminate floor covering

#### LANDING

Access loft and doors to accommodation

#### BEDROOM ONE

10'10 x 10'6

Double glazed window to front, radiator, door to Ensuite

#### ENSUITE

Double glazed window to flank, large walk in shower, low flush wc and wash hand basin, wood effect laminate floor covering

#### BEDROOM TWO

10'9 x 9'3

Double glazed window to rear, radiator

#### BEDROOM THREE

8'5 x 7'1

Double glazed window to rear, radiator



### FAMILY BATHROOM

Double glazed windows to rear and flank, radiator, tiled walls, three piece suite in white comprising pannelled bath with shower over, low flush wc and pedestal wash hand basin

### GARAGE

16'11 x 8'5

Accessed via up and over door, power and light supplied

### FRONT GARDEN

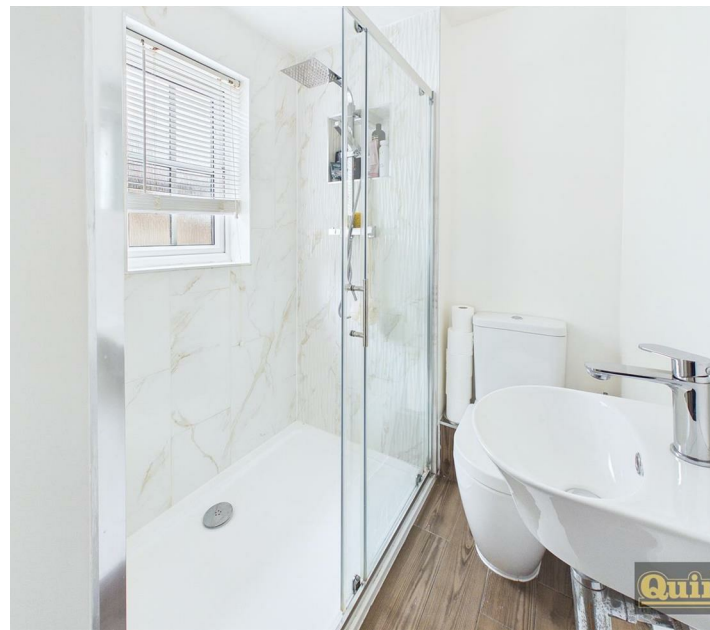
lawn with large Oak tree, path to front door, long driveway leading to garage, carport to side of property

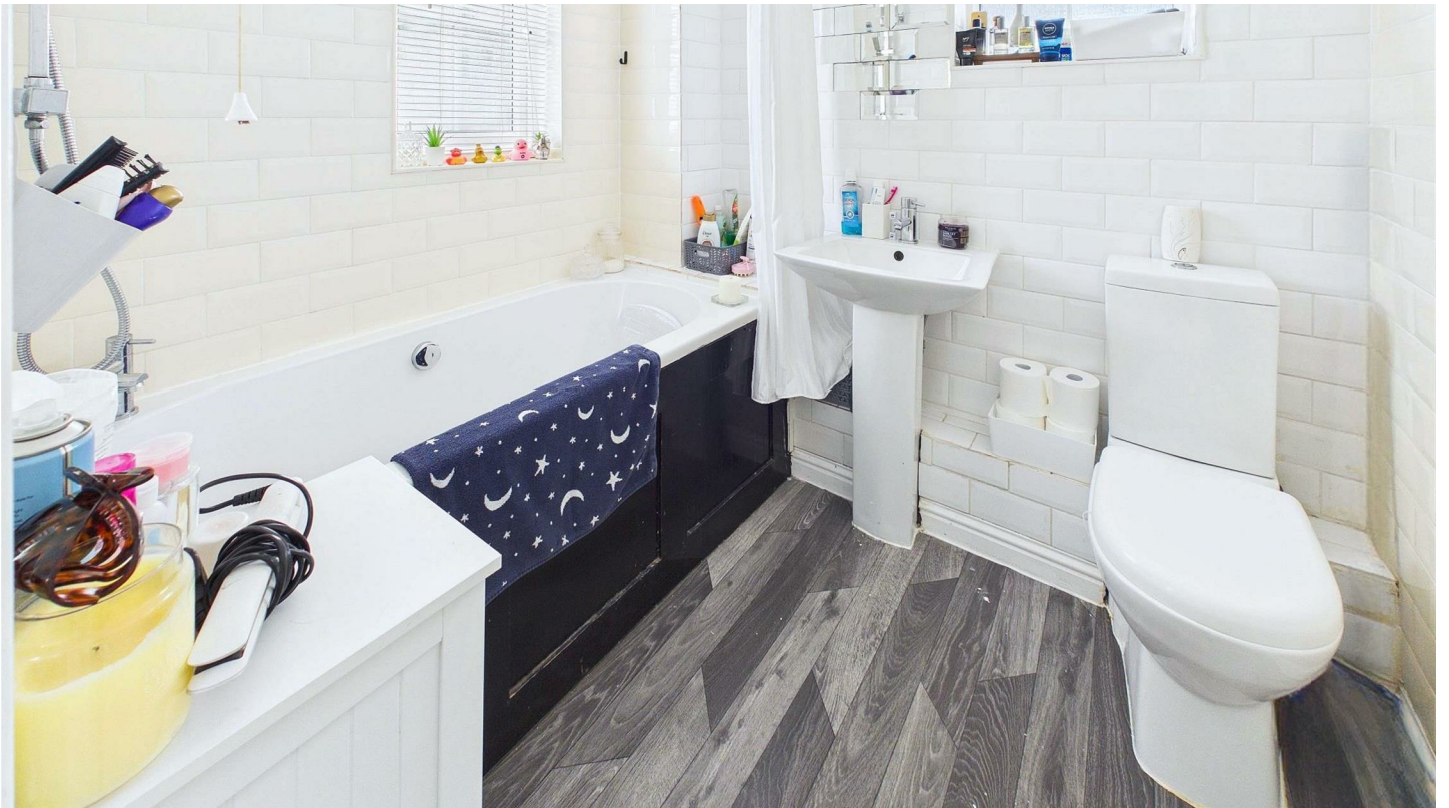
### REAR GARDEN

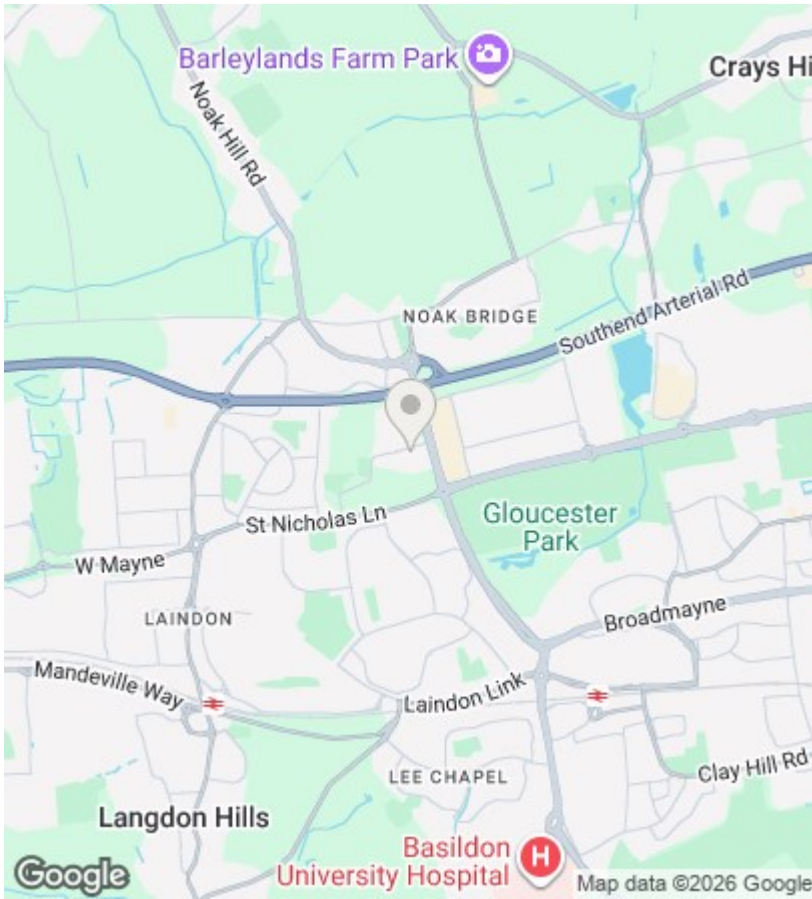
Patio area, remainder laid to lawn, storage area behind garage, gate leading to driveway, fenced to all boundaries, dog proof garden

### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.





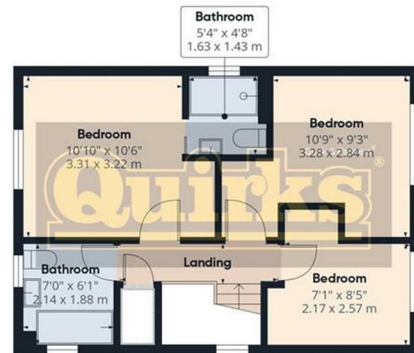


EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0 Building 1



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