



Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this well-proportioned two-bedroom end-terraced home, ideally situated within the popular Lee Chapel South area and offering convenient access to local amenities and transport links.

The property is located close to local shops, well-regarded schools and popular bus routes, including the highly sought-after Lee Chapel Primary School. Basildon Town Centre and Basildon Railway Station are approximately 0.6 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A13 and A127 are both a short drive away, also offering excellent access into London and beyond.

- NO ONWARD CHAIN
- Located in the Popular Lee Chapel South Area
- Within Catchment of Lee Chapel Primary School
- 0.6 Miles to Basildon Railway Station
- Kitchen (14'1 x 6'9 Max)
- Spacious Lounge (20'4 x 10'9 Max)
- Open Plan Dining Room (20'5 x 9'7 Max)
- Bedroom One (9'4 x 14'1), Bedroom Two (13'5 x 10'0 Max)
- Rear Garden with Access to Garage
- Garage to the Rear with Parking in Front

Cross Green

Basildon

£325,000



Cross Green



Internally, the home begins with a porch leading into the entrance hall which houses the stairs.

The kitchen measures 14'1 x 6'9 at its maximum dimensions and offers an abundance of cupboard and worktop space, creating a practical and well-organised cooking area with space for appliances.

The lounge measures 20'4 x 10'9 at its maximum dimensions and provides a spacious and comfortable living area, centred around a feature fireplace which creates a cosy focal point. Glazed patio doors open directly onto the rear garden, allowing natural light to fill the room and creating a seamless connection between indoor and outdoor spaces.

The lounge flows openly into the dining room measuring 20'5 x 9'7 at its maximum dimensions, creating a generous and versatile living and dining area ideal for family meals or entertaining guests.

Moving upstairs, the landing houses a storage cupboard and provides access to all rooms.

Bedroom One measures 9'4 x 14'1 and is a well-proportioned double bedroom, benefiting from a large storage cupboard while still allowing space for additional bedroom furniture.

Bedroom Two measures 13'5 x 10'0 at its maximum dimensions and is another generous double bedroom, comfortably accommodating a bed and further furniture.

The accommodation is completed by a three-piece shower room, comprising a shower, toilet and wash hand basin.

Externally, the property benefits from a south-facing front garden, while to the rear there is a garden with rear access leading to the garage.

The home also benefits from a garage to the rear with parking directly in front, alongside additional

on-street parking available.

This home offers well-balanced accommodation and a highly convenient location, making it a great opportunity for a wide range of buyers.

Council Tax Band: B (£1670.13)

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

Two Bedroom End Terraced Home

Located in the Popular Lee Chapel South Area

Close to Shops Schools and Bus Routes

Within Catchment of Lee Chapel Primary School

0.6 Miles to Basildon Railway Station

Direct Links to London Fenchurch Street

Easy Access to the A13 and A127

Kitchen (14'1 x 6'9 Max)

Spacious Lounge (20'4 x 10'9 Max)

Open Plan Dining Room (20'5 x 9'7 Max)

Bedroom One (9'4 x 14'1)

Bedroom Two (13'5 x 10'0 Max)

Three Piece Shower Room

Rear Garden with Access to Garages

Garage To the Rear with Parking in Front

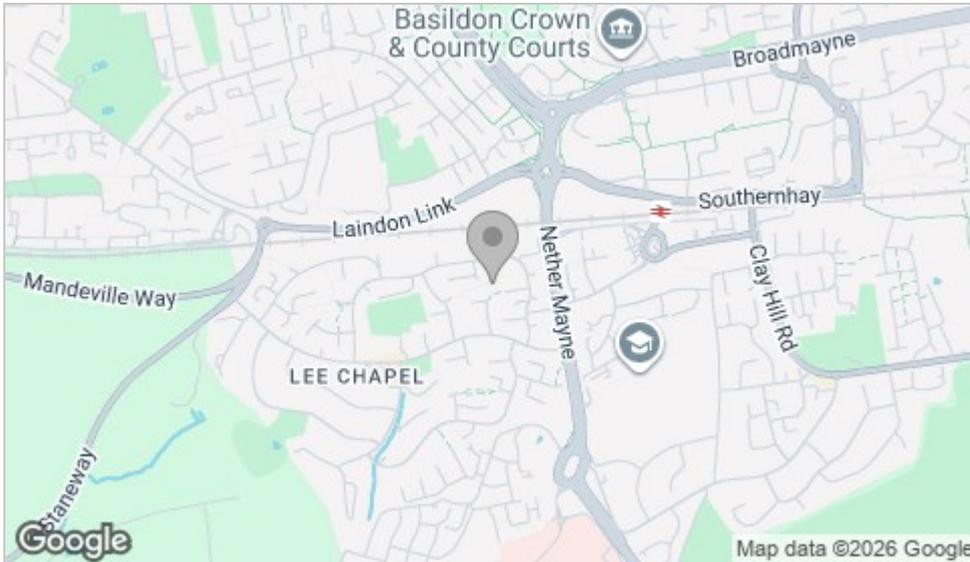
South Facing Front Garden



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		