



Bear Estate Agents are understandably enthused to bring to the market, with NO ONWARD CHAIN, this beautifully presented and lovingly cared for four-bedroom family home which profits greatly from being HEAVILY EXTENDED. The current owners have carried out a double-storey rear extension alongside a single-storey rear extension to provide free-flowing and ample living accommodation throughout combined with a stunning finish.

- Welcoming Entrance Hall Complete With Ground Floor W/C
- Living Room 12'9 x 11'2
- Master Bedroom 11'10 x 11'9 Into Fitted Wardrobes, Bedroom Two 12'3 x 8'9, Bedroom Three 11'10 x 9'3 Plus Bedroom Four 9'6 x 6'6
- Pleasant Rear Garden
- Heavily Extended To The Rear - Single & Double Storey
- Stunning Kitchen Come Diner 28'5 x 13'8 With An Array Of Fitted Appliances
- Family Room 12'9 x 8'9
- Family Bathroom Suite 7'1 x 5'6
- Driveway Parking For Multiple Vehicles Plus Garage
- No Onward Chain

## Jefferson Avenue

Basildon

**£525,000**



# Jefferson Avenue



Internally the new owner will be greeted by the welcoming entrance hall complete with ground floor W/C. The entrance hall allows access to the main living room and the impressive kitchen come diner.

Worthy of special mention is the stunning kitchen come diner which measures an incredible 28'5 x 13'8 and provides the perfect environment in which to both entertain and relax. The kitchen itself provides a wealth of both worktop space and storage space plus an island, central to the kitchen area which becomes the focal point of the room. The kitchen come diner benefits from part of the extension which houses the dining area, offering ample space for dining and entertaining. Fitted appliances within the kitchen include the fridge/freezer, offering a 70/30 split, microwave, oven and grill, plate warmer, 'Bora' induction hob with recirculating ventilation system, there are also bins built into the kitchen cupboards. The kitchen has been thoughtfully created and beautifully designed and is perfect for growing or already larger families.

There are two separate reception rooms, the main living room measures 12'9 x 11'2 and sits alongside the further family room which measures an additional 12'9 x 8'9. The family room, a further extension benefits from two velux windows which flood the room with natural light.

The first floor commences with the landing which allows access to all four bedrooms and the family bathroom suite.

Bedroom one measures 11'10 x 11'9, moving into fitted wardrobes, bedroom two measures 12'3 x 8'9, bedroom three measures 11'10 x 9'3 whilst bedroom four measures a further 9'6 x 6'6

The family bathroom suite measures 7'1 x 5'6 and consists of the walk-in shower, washbasin and W/C.

Externally there is a pleasant rear garden, with a large area of patio and smaller area laid to lawn.

To the front there is driveway parking for multiple vehicles with the current owners having previously parked five cars comfortably. There is also a garage off of the driveway, accessible via the front and rear. The garage also accommodates the regularly serviced combi-boiler.

Situated on the highly desirable and sought after 'Presidents Estate' within Laindon West, the property is within walking distance of local shops, amenities and rail links direct into London, the location is able to offer something for all of the family and for those of all ages.

Being sold with NO ONWARD CHAIN, internal viewings come highly recommended so that one can appreciate the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as possible.

Freehold.  
Council Tax Band D.  
Amount £2,147.31.

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.

## **Welcoming Entrance Hall**

### **Ground Floor W/C**

### **Incredible Kitchen/Diner**

28'5 x 13'8

### **Living Room**

12'9 x 11'2

### **Family Room**

12'9 x 8'9

### **First Floor Landing**

### **Master Bedroom**

11'10 x 11'9 with fitted wardrobes

### **Bedroom Two**

12'3 x 8'9

### **Bedroom Three**

11'10 x 9'3

### **Bedroom Four**

9'6 x 6'6

### **Bathroom Suite**

7'1 x 5'6

### **Pleasant Rear Garden**

### **Driveway Parking For Multiple Vehicles**

### **EV Charging Port To The Front**

### **Garage**

### **Heavily Extended**

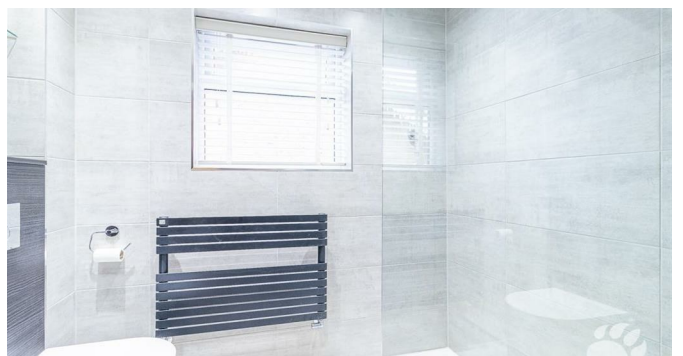
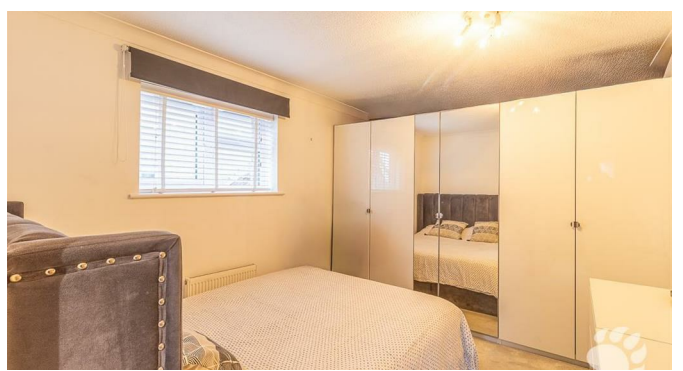
### **Sought After & Family-Friendly Location**

### **Walking Distance To Local Shops & Amenities**

### **Walking Distance To Rail Links Into London**

### **Stunning Finish Throughout**

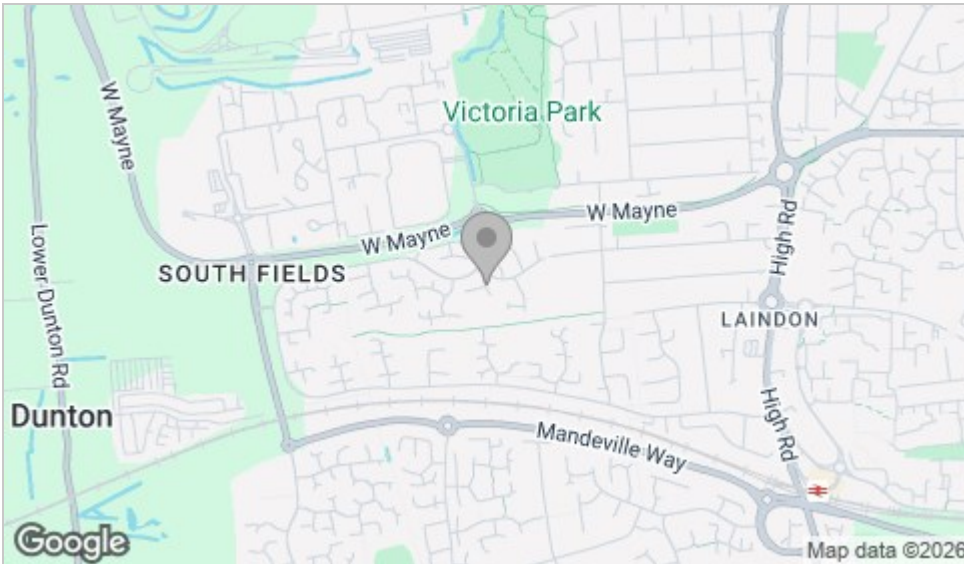
### **No Onward Chain**



# 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			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	