



Bear Estate Agents are thrilled to bring to the market this exceptionally well-presented three double bedroom semi-detached home. Maintained to an excellent standard throughout, the property offers spacious and versatile accommodation, making it ideal for modern family living. Situated within the highly sought-after Laindon area, Paxfords is perfectly positioned close to a range of well-regarded schools, local shops, and popular bus routes. Laindon Railway Station is just 1.1 miles away, providing direct links to London Fenchurch Street via the C2C service, while road users will appreciate the easy access to both the A13 and A127, offering convenient routes towards London and surrounding areas.

- Approximately 1.1 Miles to Laindon Railway Station and Easy Access to A13 and A127
- Spacious Lounge (10'4 x 16'5)
- Extended Dining / Family Room (21'5 x 8'7)
- Well Proportioned Kitchen (14'6 x 8'7)
- Generous Master Bedroom (10'4 x 13'2)
- Walk-In Wardrobe to Master Bedroom (8'7 x 8'9)
- Large Second Double Bedroom (10'4 x 13'7)
- Ground Floor Double Bedroom (10'4 x 10'0)
- Modern Ground Floor Shower Room and Stunning Family Bathroom
- South-Facing Side Garden and Driveway Parking to the Front

## Paxfords

Basildon

**£425,000**

Offers In The Region Of



# Paxfords



Internally, the property immediately impresses with a spacious entrance hall which houses the staircase and benefits from a large storage cupboard as well as a separate utility room—highlighting the practicality of the home.

The lounge is a generous and welcoming space, measuring 10'4 x 16'5, and truly forms the heart of the home. It flows seamlessly through to the extended dining room/family room and provides the perfect setting for relaxing evenings or entertaining guests.

To the rear, the extended dining room/family room is a standout feature. Measuring an impressive 21'5 x 8'7, this versatile space is flooded with natural light and is ideal for family meals, social gatherings, or simply enjoying the additional living space this home offers.

Adjacent is the kitchen, which is also well proportioned at 14'6 x 8'7. It boasts an abundance of cupboard and worktop space and is perfectly suited to those who enjoy cooking or entertaining, all while remaining in excellent condition.

Bedroom Three is located on the ground floor and is a generously sized double bedroom, measuring 10'4 x 10'0. It comfortably accommodates a double bed along with wardrobes and additional bedroom furniture, offering flexibility for guests, older family members, or home working.

Completing the ground floor accommodation is a modern shower room, comprising a shower, WC, and wash hand basin, finished to a high standard.

To the first floor, the landing provides access to all rooms on this level.

Bedroom One is a fantastic size at 10'4 x 13'2 and easily allows for a double or king-sized bed. A real highlight is the adjoining walk-in wardrobe/dressing room, measuring 8'7 x 8'9, fitted with cupboard space surrounding the room—eliminating the need for freestanding wardrobes and enhancing the sense of space. It is worth noting that the walk-in wardrobe was previously a bedroom, and can easily be converted back to one in the future.

Bedroom Two is another generously sized double bedroom, measuring 10'4 x 13'7, offering ample space for a double or king-sized bed along with wardrobes and additional furniture. The internal accommodation is completed by the stunning family bathroom, featuring a freestanding bath, his and hers

wash basins, and a WC—creating a stylish and relaxing space finished to an excellent standard.

Externally, the property continues to impress with a well-maintained, south-facing side garden benefitting from rear access, providing an excellent outdoor space. To the front, there is driveway parking, alongside an abundance of on-street parking available for visitors.

This beautifully maintained and deceptively spacious home offers flexible living accommodation in a highly desirable location. With its excellent condition throughout, generous room sizes, and superb transport links, this property is perfectly suited to families, professionals, and commuters alike. An internal viewing is highly recommended to fully appreciate the space, finish, and lifestyle on offer.

Council tax Band: D (£2147.31)

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.

## Exceptionally Well Presented Three Bedroom Home

## Highly Sought After Laindon Location

## Close to Schools Shops and Bus Routes

## Approximately 1.1 Miles to Laindon Railway Station

## Easy Access to A13 and A127

## Spacious Lounge (10'4 x 16'5)

## Extended Dining / Family Room (21'5 x 8'7)

## Well Proportioned Kitchen (14'6 x 8'7)

## Generous Master Bedroom (10'4 x 13'2)

## Walk-In Wardrobe to Master Bedroom (8'7 x 8'9)

## Large Second Double Bedroom (10'4 x 13'7)

## Ground Floor Double Bedroom (10'4 x 10'0)

## Modern Ground Floor Shower Room

## Stunning Family Bathroom

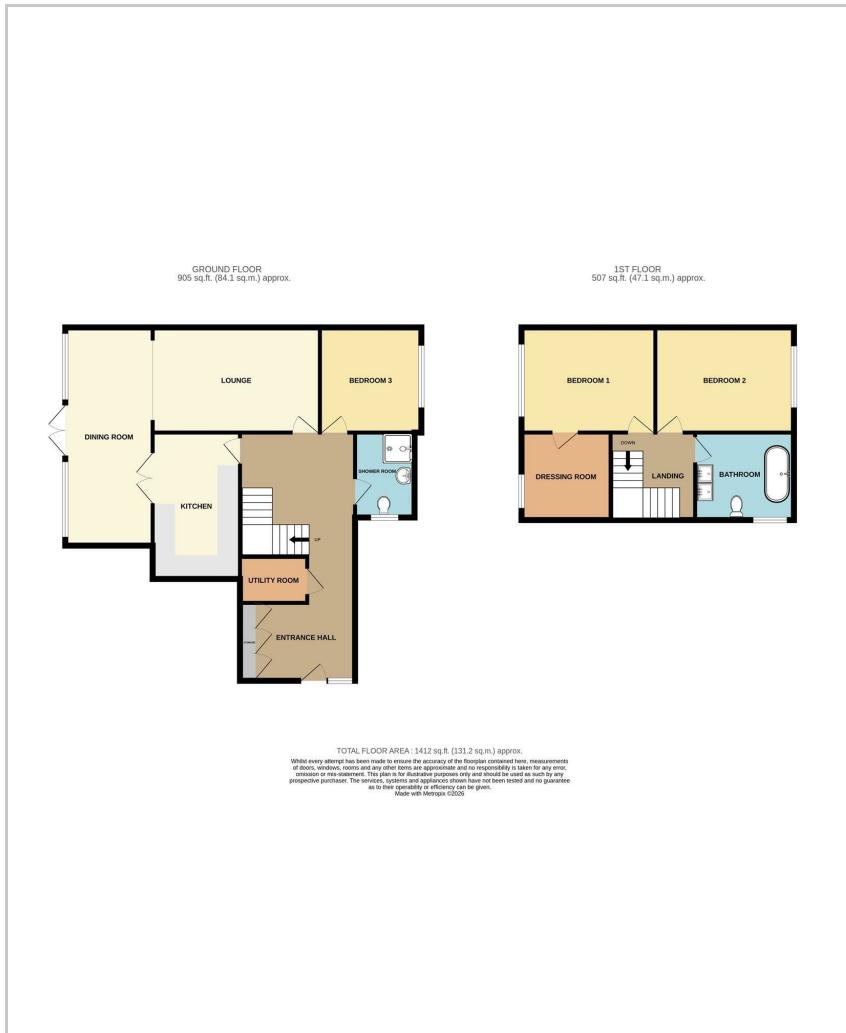
## South-Facing Side Garden

## Driveway Parking

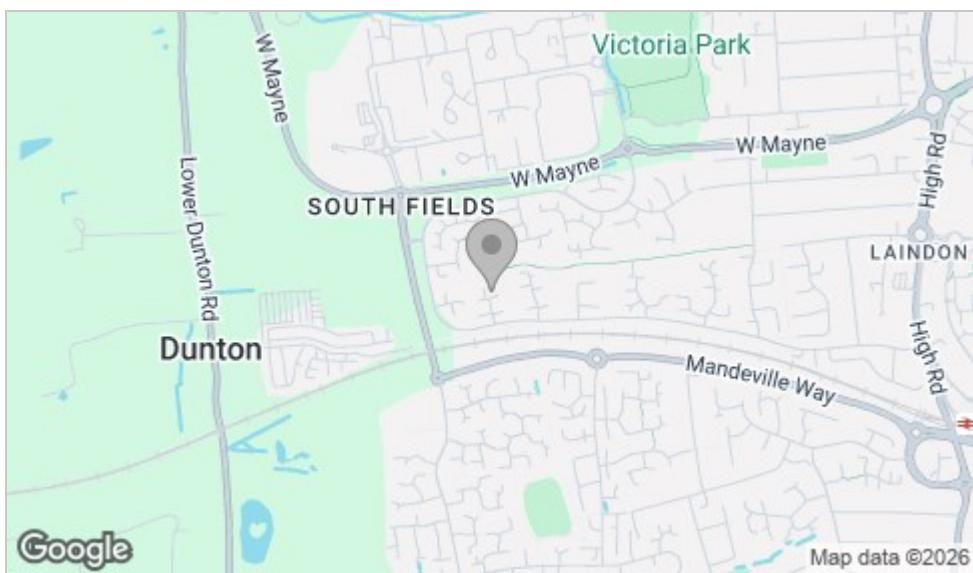
## Ample On-Street Visitor Parking



## Floor Plan



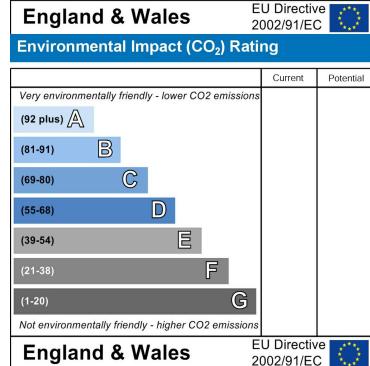
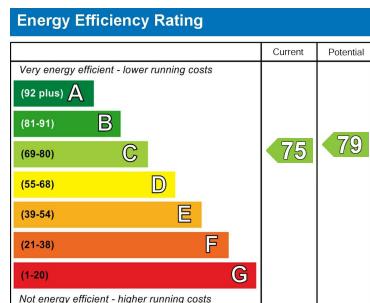
## Area Map



## Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 [basildon@bearestateagents.co.uk](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>