



Bear Estate Agents are excited to bring to the market this incredibly spacious and versatile THREE bedroom detached house which sits on a huge plot! This home has incredible potential for single or double storey extensions to the side or rear (STP), or even demolish and re-build an even larger home (STP).

- NO ONWARD CHAIN!
- Incredible Plot with Building Potential (STP)
- Lounge (19'4 x 14'4)
- Dining Room (11'11 x 10'11)
- Kitchen (21'0 x 9'1)
- Utility Room max
- Ground Floor WC
- Huge South Facing Rear & Side Garden
- Multiple Outbuildings / Storage Units
- Driveway for Upwards Six Vehicles

## London Road

Bowers Gifford

**£575,000**

Offers Over





# London Road



London Road, Bowers Gifford is a pivotal road which connects North Benfleet and runs into Pitsea's town centre. The home itself is only 1.2 miles away from Pitsea market at retail park which boasts an abundance of supermarkets, food outlets and retail stores! There are also local shops, local schools, parkland and bus routes all within walking distance.

Transport links from this home are also very good. Pitsea Railway Station is only 1.4 miles away from the home, providing easy access to London Fenchurch Street on the C2C rail line. Furthermore, the A13 is a short drive away for any commuters who prefer to drive.

The layout of the property begins with a delightful and welcoming entrance hall which hosts the stairs and a large under-stairs cupboard. Adjoining the hallway is a vast lounge which measures 19'4 x 14'4 and boasts a feature bay window which overlooks the south-facing rear garden. There is also a traditional dining room which measures 11'11 x 10'11 which also benefits from a bay window which overlooks the front of the home. The kitchen is also large, measuring 21'0 long and a mixtures of widths and a maximum of 9'1. There is ample cupboard and surface space in the kitchen as well as a south and an east facing window which keeps the room bright throughout the day. Adjoining the kitchen is a helpful utility room with some extra surface space and a ground floor WC.

Upstairs is equally impressive with THREE DOUBLE bedrooms which measure 11'11 x 14'0, 11'11 x 10'2 and 9'2 x 9'1 respectively. Bedroom 2 boasts a bay window and there is some eaves storage located in bedroom 3. The family bathroom is a three-piece suite with a walk-in shower, toilet and sink.

The external benefits are remarkably impressive. The south facing rear garden is huge and extends to the side of the home. There are multiple storage units/outbuildings in the garden which have power

and are multi-purpose. To the front of the home is a huge driveway, large enough for upwards of six vehicles.

Please note that the cars etc in the neighbouring field are owned by the owner of this home and will be taken away when they move, leaving a delightful surrounding to this property.

This home is truly unique and is well worth a first-hand inspection to appreciate all that is on offer. Call us today to arrange a viewing!

Council Tax Band: E (£2624.49)

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!**

**Incredible Plot with Building Potential (STP)**

**Entrance Hall**

**Lounge (19'4 x 14'4)**

**Dining Room (11'11 x 10'11)**

**Kitchen (21'0 x 9'1) max**

**Utility Room**

**Ground Floor WC**

**Bedroom 1 (11'11 x 14'0)**

**Bedroom 2 (11'11 x 10'2)**

**Bedroom 3 (9'2 x 9'1)**

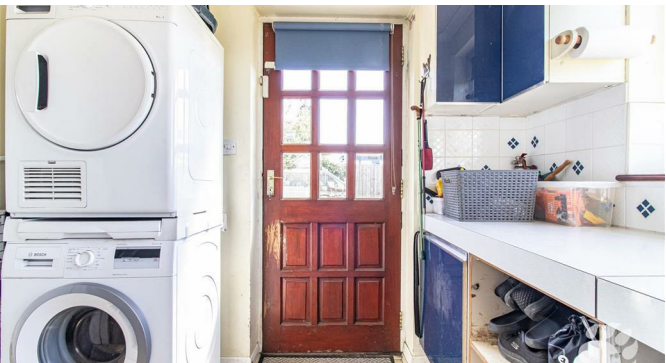
**Three-Piece Bathroom Suite**

**Huge South Facing Rear & Side Garden**

**Multiple Outbuildings / Storage Units**

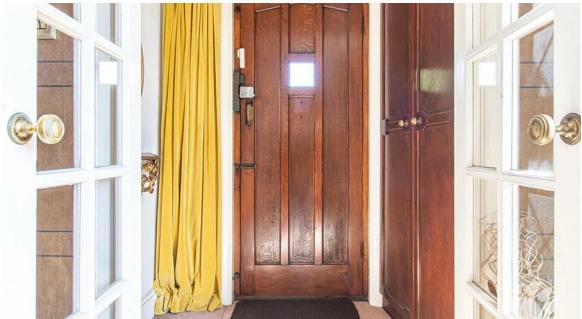
**Driveway for Upwards Six Vehicles**



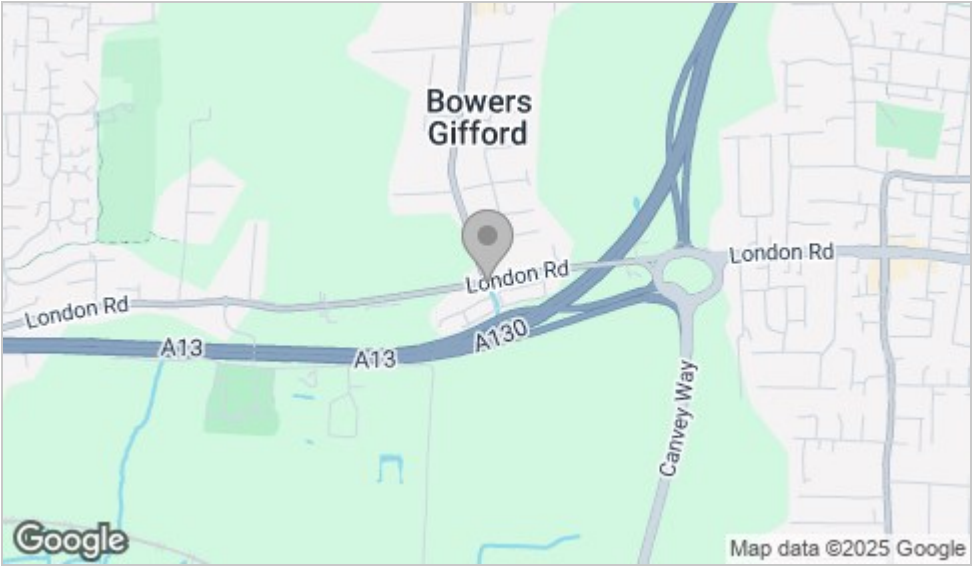




# Floor Plan



# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

