



*** GUIDE PRICE £280,000 - £300,000*** Bear Estate Agents are delighted to bring to the market this two bedroom terraced house which is able to boast DRIVEWAY PARKING for two vehicles alongside a HUGE REAR GARDEN complete with summer house, the summer house measures 13'5 x 10' and is currently set up as a home bar, given it's size, this could be utilised as a home gym or home office which is a great illustration of the versatility this home has.

- Cosy Entrance Hall
- First Floor Landing Allowing Access To All First Floor Living Accommodation
- Kitchen 9'8 x 8'9
- Large Rear Garden Complete With Summer House
- Quiet & Family-Friendly Cul De Sac Location
- Ground Floor Living Room 16'1 x 9'2
- Master Bedroom 13'1 x 10'3 Plus Bedroom Two 11'3 x 7'9
- Bathroom Suite Complete With Underfloor Heating 7'4 x 4'11
- Driveway Parking
- Walking Distance To Local Shops & Short Drive To Pitsea & Basildon Town Centres

Charleston Avenue

Burnt Mills

£280,000

Guide Price



Charleston Avenue



Internally the new owner will be greeted by a cosy entrance hall which allows access to the main living area and stairs which lead to the remaining first floor living accommodation.

The living room measures 16'1 x 9'2 and provides the perfect environment in which to both entertain and relax. There is a large storage cupboard off of the living area, which runs under the stairs. Additionally, the living area provides access to the large rear garden.

Stairs lead to the first floor which commences with a spacious landing allowing access to the kitchen, both bedrooms and the modern shower room.

Bedroom one is impressive in size measuring 13'1 x 10'3, bedroom two is also a comfortable double measuring a further 11'3 x 7'9 with a large storage cupboard over the stairs. Both bedrooms are sizeable double bedrooms which is a fine feature within itself.

Given the versatile layout of this home, the new owner could have a ground floor bedroom and their living room where the master bedroom is at present should this be their preference. Additionally, if necessary, this could be a one-bedroom, two reception room home. Given its size, and layout, the options and versatility are second to none.

The smart kitchen measures 9'8 x 8'9 and provides an abundance of both worktop space and storage space. There is also a small pull down table from the wall which is a fine feature.

Completing the first floor living accommodation is the stylish bathroom suite which measures 7'4 x 4'11 and consists of the large walk-in shower, washbasin and W/C, complete with underfloor heating.

There is also ample loft space.

Worthy of special mention is the external space that this home benefits from, the rear garden is huge, majority laid to artificial lawn and boasting a large summer house which currently acts as a home bar. The summer house measures 13'5 x 10' and could be utilised as a home gym or home office, or, should the new owner desire, this could be taken down to offer an even larger garden. The garden measures approximately 25' in depth and approximately 50' in width at its widest. Gardens of this size are not something you would ordinarily associate with a home like this which makes it a

very unique and saleable feature.

To the front there is driveway parking for two vehicles.

Situated toward the end of a quiet and family-friendly cul de sac there is no through traffic and the benefit of being within walking distance of local shops and amenities and just a short drive from both Pitsea and Basildon town centres and rail stations.

Internal viewings come strongly recommended so that one can appreciate and acknowledge all that this fantastic home has to offer.

Freehold.
Council Tax Band A.
Amount £1,431.54.

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.

Entrance Hall

Ground Floor Living Room

16'1 x 9'2

First Floor Landing

Kitchen

9'8 x 8'9

Master Bedroom

13'1 x 10'3

Bedroom Two

11'3 x 7'9

Modern Bathroom With Underfloor Heating

7'4 x 4'11

Ample Loft Space

Large Rear Garden

Summer House

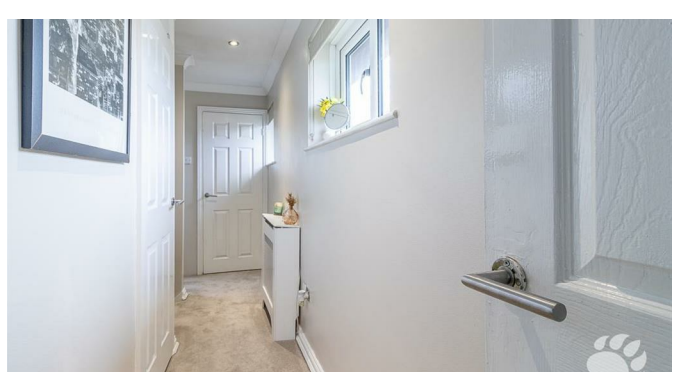
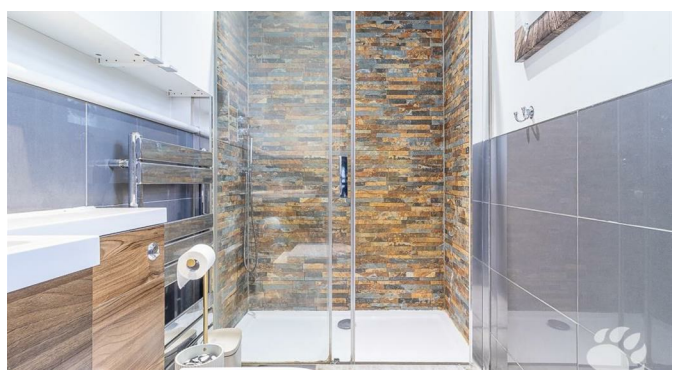
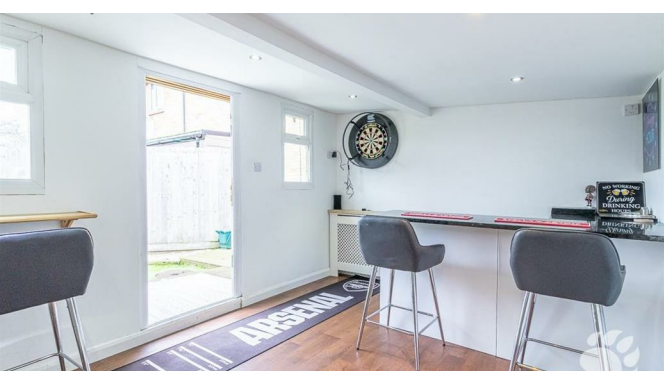
13'5 x 10'

Driveway Parking

Quiet & Family Friendly Cul De Sac

Walking Distance To Local Shops & Amenities

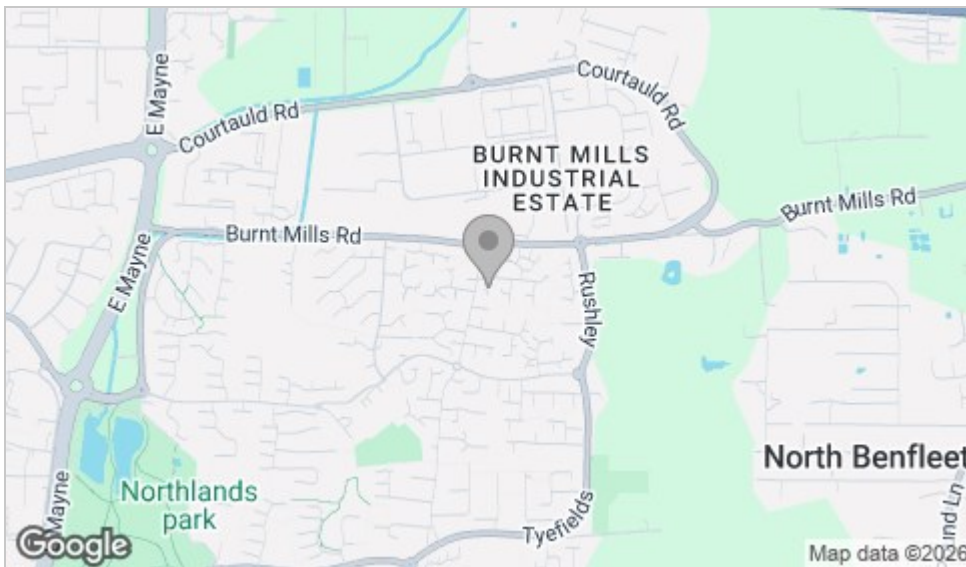
Close Proximity To Pitsea & Basildon Town Centres



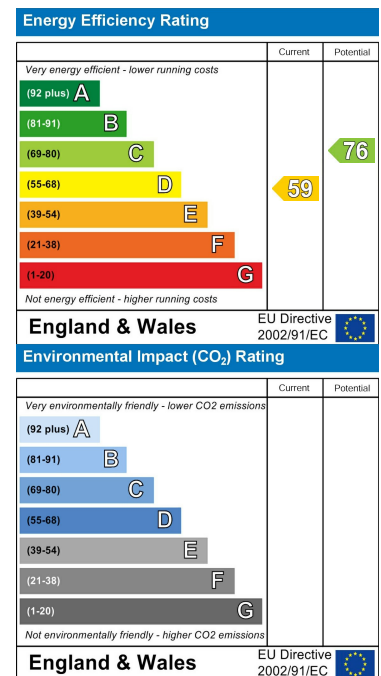
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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