



Bear Estate Agents are thrilled to bring to the market this truly stunning and extremely well-cared for, THREE bedroom, terraced house in the heart of Basildon! Linford Drive is a quaint road located off of the popular Timberlog Lane, within a short walk of local schools, local shops and major bus routes. Pitsea railway station is only a 1.2 mile walk away which helpfully connects London Fenchurch Street on the reliable C2C rail service. An even shorter walk than this are the vast array of shops services and food outlets located at Pitsea retail park!

- Driveway for Multiple Vehicles
- Walking Distance to Schools and Shops
- Lounge (11'9 x 19'11) max
- Three Good Sized Bedrooms
- South Facing Rear Garden
- 1.2 Miles to Railway Station (C2C)
- Ground Floor WC
- Kitchen (11'2 x 14'7) max
- Modern Family Bathroom Suite

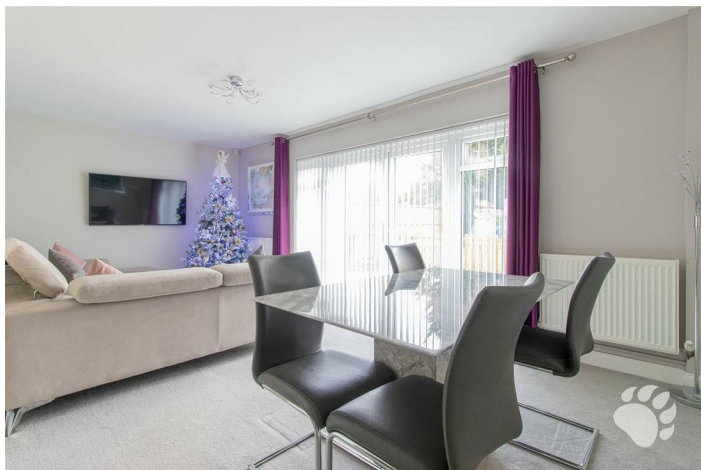
## Linford Drive

Basildon

**£350,000**



# Linford Drive



The internal layout of this home begins with a porch which leads through to a delightful entrance hall which hosts the stairs. This room adjoins a ground floor WC and also leads through to both the lounge/diner and the kitchen. The lounge/diner at maximum dimensions measures 11'9 x 19'11 and the room boasts two large windows and French doors into the rear garden, allowing the maximum intake of natural light throughout the day. The L-shaped kitchen/diner measures 11'2 x 14'7 in each direction and offers modern units and an abundance of surface space. This then leads through to a utility room which hosts the boiler and a further door into the rear garden.

The first floor is equally impressive with three good sized bedrooms and a family bathroom. Bedroom 1 measures 11'7 x 13'1 at maximum dimensions, bedroom 2 measures 11'6 x 11'9 and bedroom 3 measures 7'4 x 9'9. The family bathroom is a modern three-piece suite comprised of shower over bath, toilet and sink.

The rear garden is a fantastic size and notably SOUTH FACING! It is comprised of patio and turf areas and hosts a large shed for storage. To the front of the home is a driveway which provides parking for three vehicles.

These properties in this area sell incredibly quickly so call us today before it's too late!

Council Tax Band: A (£1431.54)

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.

**1.2 Miles to Railway Station (C2C)**

**Walking Distance to Schools and Shops**

**Porch**

**Entrance Hall**

**Ground Floor WC**

**Lounge (11'9 x 19'11) max**

**Kitchen (11'2 x 14'7) max**

**Utility Room (6'1 x 4'11)**

**Bedroom 1 (11'7 x 13'1)**

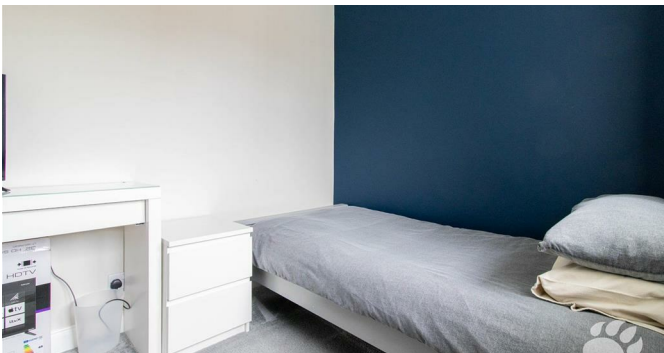
**Bedroom 2 (11'7 x 11'9)**

**Bedroom 3 (7'4 x 9'9)**

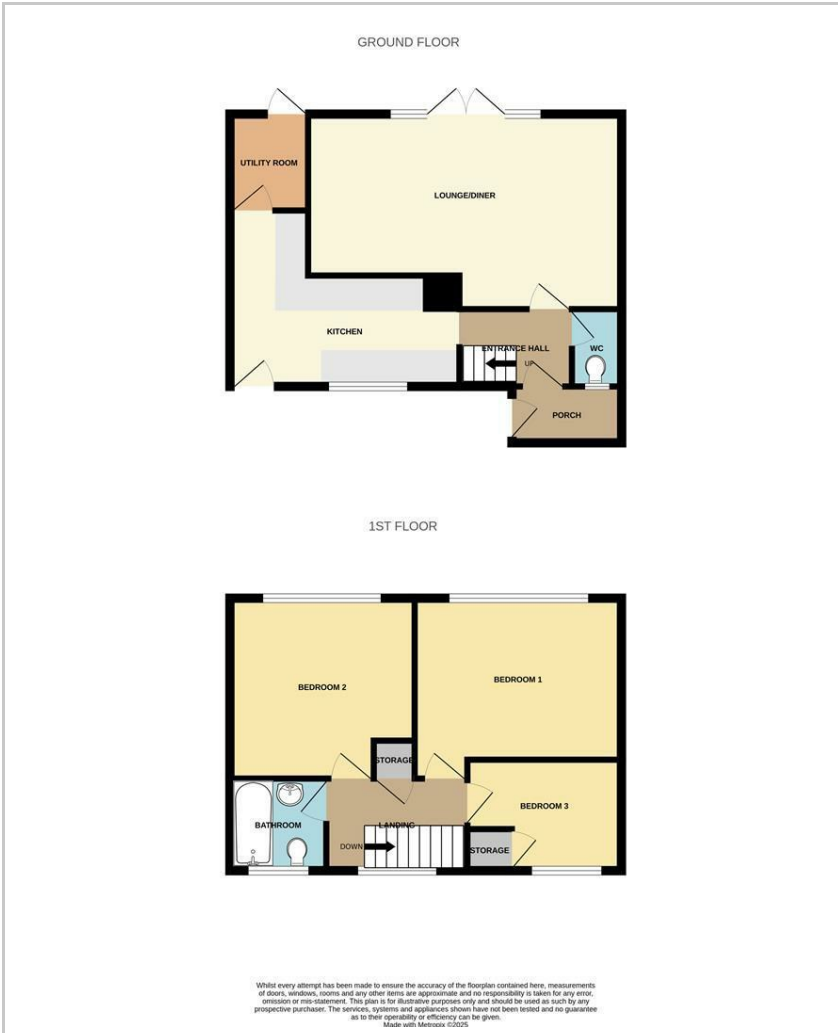
**Modern Family Bathroom Suite**

**South Facing Rear Garden**

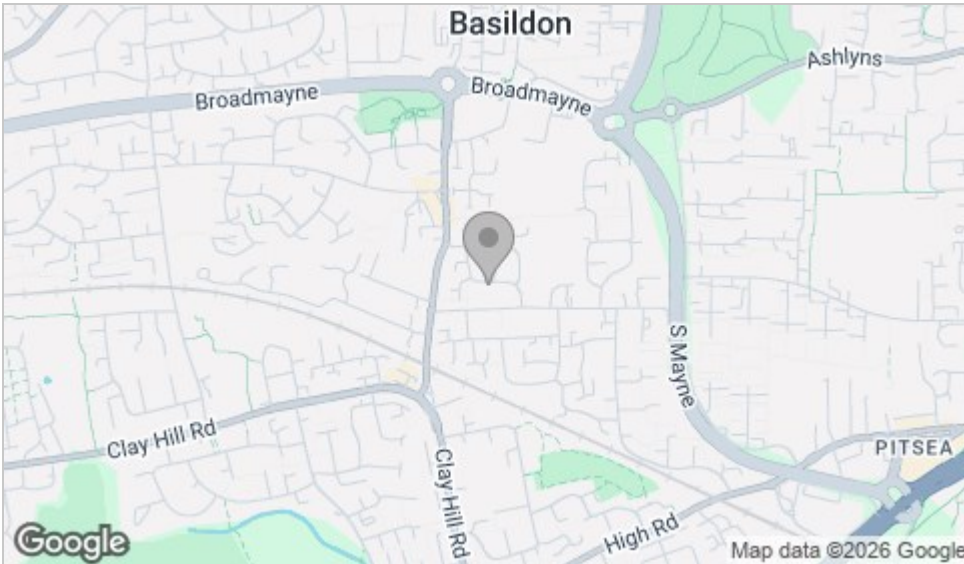
**Driveway for Multiple Vehicles**



# 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 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

