

The Knares, Basildon, Essex, SS16 5SB

4 bedroom link-detached house / O.I.E.O £490,000 / t. 01702 555888



We welcome to the market this spacious and extended four bedroom link-detached family home, ideally situated in the highly regarded Lee Chapel South area. Offering generous and versatile accommodation throughout, the property comprises a large lounge/diner, well-fitted kitchen, separate utility room and ground floor W.C., together with four well-proportioned bedrooms and a modern family bathroom.

Outside, the property benefits from a lovely rear garden measuring approximately 60ft in depth, a larger than average garage and ample off street parking for multiple vehicles.

The location is particularly convenient, with excellent transport links close by, including major trunk roads, local bus routes and Basildon mainline railway station. A good range of local shops, supermarkets and everyday amenities are also within easy reach.

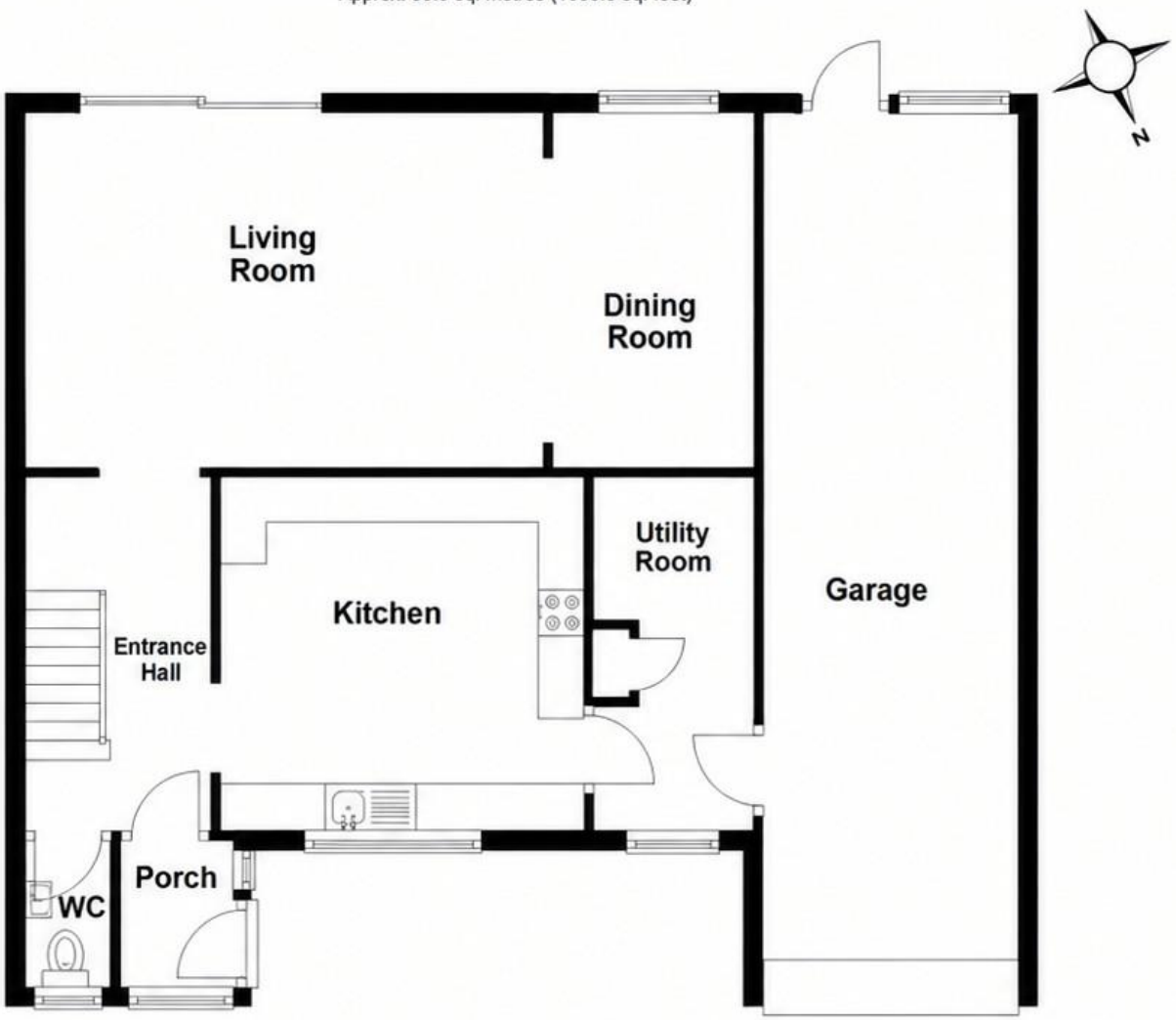
The area is well served by a selection of local schools, the property being within the Lee Chapel primary school catchment. An excellent family home in a sought-after location. Early viewing is strongly advised — call now to arrange your appointment.

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A space to call home.

Ground Floor

Approx. 93.5 sq. metres (1006.3 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.8 sq. feet)



Total area: approx. 150.4 sq. metres (1619.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp...

The Knares





Highlights

\ Extended Four Bedroom Link-Detached Family Home

\ Large Lounge/Diner

\ Well Fitted Kitchen

\ Utility Room

\ Ground Floor W.C

\ Good Size Bedrooms

\ Modern Bathroom Suite

\ Approx. 60ft Rear Garden

\ Large Than Average Garage

\ Ample Off Street Parking

\ Popular Location

\ Excellent Schools Nearby

\ Close To Transport Links

\ Must Be Viewed

\ EPC Rating - D

\ Council Tax Band – E

Double glazed entrance door opening to entrance porch, tiled flooring, obscure double glazed windows, double glazed entrance door to entrance hall.

**Entrance Hall 13’ x 6’5 **
Laminate flooring, radiator, power points, coved ceiling, carpeted stairs with timber balustrade leading to first floor, thermostat control, doors to accommodation off.

**Lounge Diner 26’6 x 12’10 **
Fitted carpet, two radiators, power points, coved ceiling, TV point, double glazed window to rear with double glazed sliding patio doors adjacent leading to rear garden.

**Kitchen 12’8 x 11’4 **
Ceramic double bowl sink and drainer unit with chrome mixer tap inset into a range of granite worktops with cupboards and drawers beneath and matching eye level units, integrated dishwasher, integrated washing machine, space for Range style cooker to remain with chimney style extractor above, space for American style fridge freezer to remain, rotating pots and pans cupboard, smooth plastered and coved ceiling with inset spotlights, tiled flooring, power points, double glazed window to front, door to utility room.

**Utility Room 12’ x 5’4 Maximum **
Tiled flooring, double glazed window to front, power points, wall mounted boiler, space for a tall fridge freezer to remain, shelving, cupboard housing electric meter and consumer unit, door to garage.

**Ground Floor WC 5’1 x 3’3 **
Two piece suite comprising low flush WC, vanity wash basin with storage below, partly tiled walls, heated towel radiator, obscure double glazed window to front, laminate flooring, coved ceiling.






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Landing 14’1 x 4’ \
Fitted carpet, coved ceiling, power points, wall light point, obscure double glazed window to side, loft access hatch with dropdown ladder which we understand is partly boarded, doors to accommodation off.

Bedroom One 13’1 x 9’ \
Double glazed window to rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling, fitted wardrobes.

Bedroom Two 13’ Maximum x 9’1 \
Double glazed window to rear, fitted carpet, radiator, power points, coved ceiling, fitted wardrobes.

Bedroom Three 17’4 x 7’ Plus Recess \
Double glazed window to rear, fitted carpet, radiator, power points, coved ceiling.

Bedroom Four 8’2 x 7’11 \
Double glazed window to front, fitted carpet, radiator, power points, coved ceiling, fitted wardrobe and overhead storage, cupboard housing radiator and shelving.

Bathroom 8’1 x 6’9 \
Modern three piece suite comprising panelled bath with chrome controls and shower over, push button WC, vanity wash basin with chrome mixer tap and storage below, obscure double glazed window to side, tiled walls and flooring, towel radiator, smooth plastered ceiling with inset spotlights, extractor.

**Garden **
A good sized rear garden measuring approximately 60ft in depth commencing with patio whilst the remainder is laid to established lawn, well stocked flower beds, elevated decking to far rear with summer house/shed adjacent, water supply, fencing to borders, access to and from garage.

**Garage 31’4 x 9’ Reducing To 6’8 **
Electric roller shutter door to front, power and light connected, worktop and storage cupboards.

**Front Garden **
Block paved driveway providing ample off street parking.











PLEASE NOTE:-

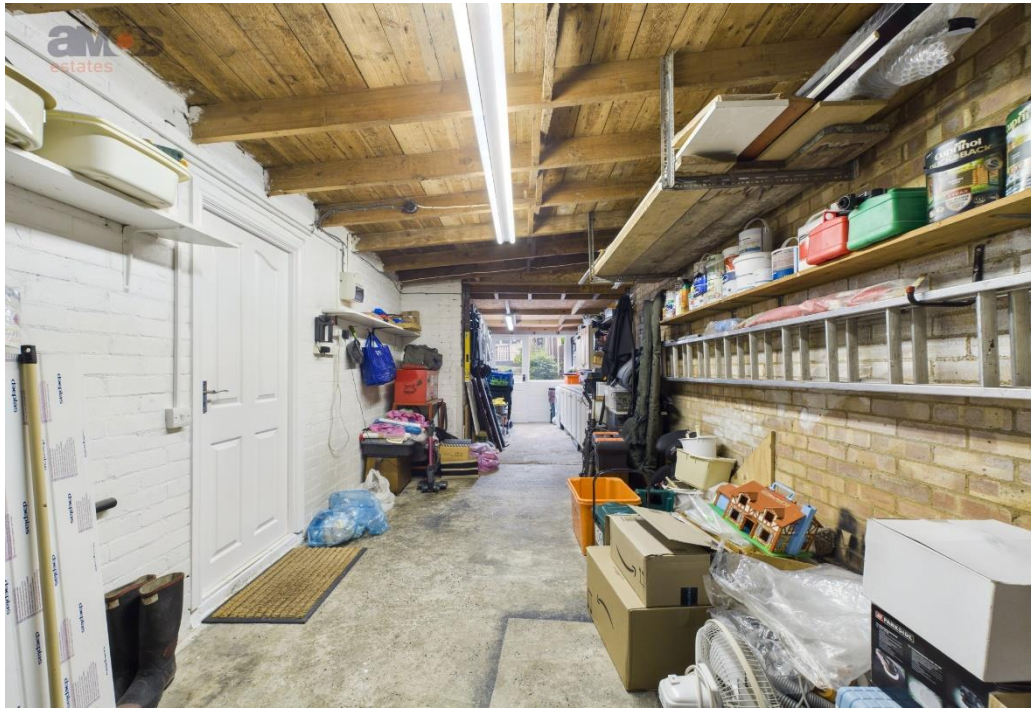
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