



Guide Price: £300,000 - £325,000. Bear Estate Agents are delighted to present this deceptively spacious THREE BEDROOM mid-terraced home, perfectly positioned in the highly sought-after Lee Chapel North area. Residents benefit from easy access to local shops, schools and well-served bus routes—all within walking distance. Commuters are well catered for too, with Basildon Railway Station just 1.2 miles away and Laindon Railway Station 1.3 miles away, both providing hassle-free connections into London Fenchurch Street via the C2C line. For those preferring to travel by car, the A13 and A127 are both close by, giving convenient direct routes into the city.

- 1.2 Miles to the Train Station
- Garage
- Kitchen/Diner (11'5 x 16'3)
- Bedroom 1 (14'3 x 9'1)
- Bedroom 3 (8'8 x 6'11)
- Allocated Parking
- Lounge (16'3 x 13'4 Max)
- Conservatory (8'4 x 14'11)
- Bedroom 2 (11'11 x 7'5)
- Three-Piece Bathroom Suite & Downstairs W/C

## Woolmer Green

Basildon

**£300,000**

Guide Price





# Woolmer Green



Upon entering, you're greeted by a welcoming entrance hall hosting the staircase, offering clear separation between the outside and living areas.

The lounge measures 16'3 x 13'4 at its maximum, with a large window drawing in natural light throughout the day. A feature log fire adds extra charm and creates an inviting focal point.

To the rear, the spacious 11'5 x 16'3 max kitchen/diner provides generous cupboard and worktop space and comfortably accommodates a large dining table—ideal for gatherings and family mealtimes.

Completing the ground floor is the conservatory, 8'4 x 14'11, which incorporates the downstairs W/C and opens directly onto the WEST-FACING rear garden.

Upstairs begins with the landing, giving access to all rooms as well as the partially boarded loft which provides plenty of storage space.

Bedroom 1 is a well-sized double at 14'3 x 9'1 and features fitted wardrobes running the length of the room. Bedroom 2, also a double at 11'11 x 7'5, includes fitted wardrobes. Bedroom 3 measures 11'3 x 6'11 at its maximum dimensions.

A three-piece bathroom suite completes the first floor, comprising shower-over-bath, toilet and sink.

Externally, the property offers a low-maintenance WEST-FACING rear garden with rear access. Further benefits include an allocated parking space and a garage to the rear.

With its generous room sizes, practical layout and excellent transport links, this property makes a fantastic opportunity for anyone looking to secure a well-positioned home in Lee Chapel North. Early viewing is strongly advised to avoid missing out.

Council Tax Band: C (£1908.72)

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 the Train Station**

### **Allocated Parking**

### **Garage**

### **Lounge (16'3 x 13'4 Max)**

### **Kitchen/Diner (11'5 x 16'3)**

### **Conservatory (8'4 x 14'11)**

### **Bedroom 1 (14'3 x 9'1)**

### **Bedroom 2 (11'11 x 7'5)**

### **Bedroom 3 (8'8 x 6'11)**

### **Three-Piece Bathroom Suite**

### **Downstairs W/C**



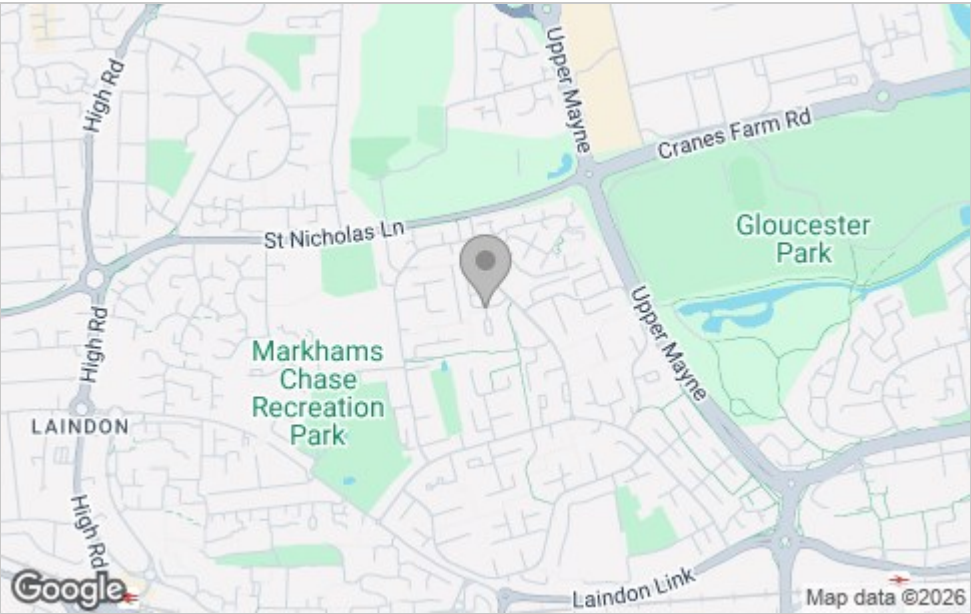




Floor Plan



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

