



Brown & Brand



Clay Hill Road

Basildon, SS16 4NH

Three Bedroom Mid Terraced House

Ideal first time purchase

Spacious Dual Aspect Lounge/diner

Great size Kitchen/ Breakfast room

Guide Price

£325,000-£350,000





Property Description

This well-presented three-bedroom home is located in a popular residential area within the catchment for Ryedene and Bardfield Schools and close to local train stations, making it ideal for families, first-time buyers, or investors.

The ground floor includes an entrance hall, a spacious kitchen/breakfast room, and a bright dual-aspect lounge/diner, offering a comfortable space for both relaxing and entertaining.

Upstairs there are three well-proportioned bedrooms and a modern three-piece family bathroom.

Outside, the property benefits from off-road parking for two vehicles and a good-sized rear garden, perfect for outdoor dining, children's play, or gardening.



ACCOMMODATION COMPRISES

Approached via double glazed front door with obscure panelling giving access to:

ENTRANCE HALLWAY

Smooth plastered ceiling, stairs rising to the first floor, storage cupboard, wall-mounted thermostat control, and door leading to:

KITCHEN/BREAKFAST ROOM

19' 51" x 10' 3" (7.09m x 3.12m) The kitchen is fitted with a modern range of base and eye-level units with laminate work surfaces over, incorporating a sink unit with mixer tap and drainer with tiled splash backs. Cupboard housing gas and electric meters and a further cupboard housing the boiler. Tiled flooring. Space for washing machine, dishwasher and a large freestanding fridge freezer. Gas cooker with four-ring gas hob and extractor fan above. Storage cupboard. Smooth plastered ceiling with spotlights. Double-g-lazed window to the front and double-g-lazed door to the rear providing access to the garden.

LOUNGE/ DINER

22' 2" x 11' 8" (6.76m x 3.56m) A dual-aspect room with double-g-lazed window to the front and double-g-lazed doors to the rear giving access to the garden. Fitted carpet, smooth plastered ceiling with coving, two ceiling fans, TV point and two radiators.



LANDING

Loft access, fitted carpet and storage cupboard.

BEDROOM ONE

13' 5" x 10' 10" (4.09m x 3.3m) Double-g-lazed window to the front, fitted carpet and radiator.

BEDROOM TWO

8' 7" x 13' 1" (2.62m x 3.99m) Double-g-lazed window to the front, fitted carpet and radiator.

BEDROOM THREE

9' 10" x 8' 3" (3m x 2.51m) Double-g-lazed window to the rear, fitted carpet and radiator.



BATHROOM

Three-piece suite comprising WC, vanity sink unit with mixer tap and bath with shower attachment. Tiled walls and tiled flooring. Obscure double-g-lazed window to the rear and radiator.

REAR GARDEN

The rear garden features a patio area immediately to the rear of the property with the remainder laid to lawn. Enclosed by privacy fencing and benefiting from an outside tap and wooden shed.



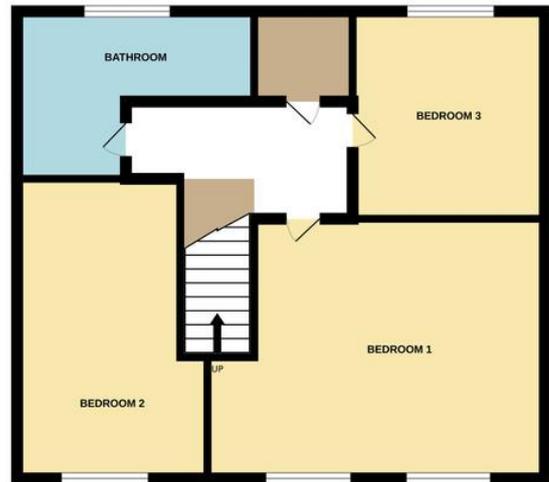




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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