MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Kingsdown Close, Basildon







Morgan Brookes believe - Situated in a popular area of Pitsea, this property is ideal for first time buyers, families or buyers looking to downsize. The property offers good size accommodation throughout, modern fitted shower room & low maintenance private rear garden.

Our Sellers love - Being in a central location not too far from local amenities, bus routes & having the Station within easy reach.

Key Features

- Spacious Detached Bungalow.
- 3 Good Size Bedrooms.
- 20'7 Living Room.
- Modern Fitted Shower Room.
- Low Maintenance Rear Garden.
- Off Street Parking & Garage.
- No Onward Chain.
- Close To Local Amenities.
- Easy Reach Of Pitsea Train Station, A13 & A127.
- Call Morgan Brookes Today!

Offers in Excess of £350,000

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Kingsdown Close, Basildon

Entrance
Double glazed panelled door to:

Entrance Porch
Storage cupboard, tiled flooring, door to:

L Shaped Hallway
Three large storage cupboards, airing cupboard, radiator, carpet flooring, doors to:

Kitchen
16' 6" x 7' 8" (5.03m x 2.34m)
Double glazed window to front aspect, radiator, fitted range of wall & base mounted units, roll edge work surfaces incorporating sink & drainer unit, 4 point gas hob with extractor over, fitted double oven, space & plumbing for appliances, seating area, wall mounted boiler, tiling to walls, smooth ceiling, vinyl flooring, serving hatch through to Living Room.

Living / Dining Room
20' 7" x 13' 0" (6.27m x 3.96m)
Double glazed window & door to side aspect, radiator, feature fireplace, coving to smooth ceiling, carpet flooring.

Bedroom 1
11' 6" x 11' 1" (3.50m x 3.38m)
Double glazed window to front aspect, radiator, fitted wardrobes, coving to ceiling, carpet flooring.

Bedroom 2
11' 3" x 8' 9" (3.43m x 2.66m)
Double glazed window to side aspect, radiator, coving to ceiling, carpet flooring.

Bedroom 3
11' 2" x 7' 8" (3.40m x 2.34m)
Double glazed window to front aspect, radiator, coving to ceiling, carpet flooring.

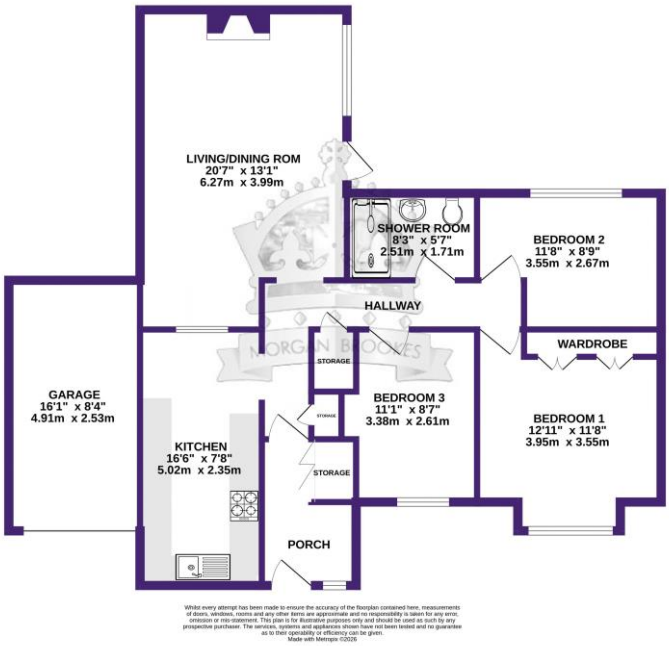
Shower Room
8' 3" x 5' 7" (2.51m x 1.70m)
Two obscure double glazed windows to rear aspect, vanity unit incorporating low level WC & hand basin, walk in shower cubicle, complimentary tiling to walls, smooth ceiling, wood effect laminate flooring.

Rear Garden
Paved seating area, landscaped area, the remainder being laid to lawn with various flower & shrub boarders, side access gate.

Garage
Up & over door, door to rear garden, power & light connected.

Front Of Property
Driveway offering off street parking, raised lawn area with flower & shrub boarders, side access gate.

GROUND FLOOR



Local Authority Information
Basildon Borough Council
Council Tax Band: D

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.
We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.
A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.