bear
Estate Agents



Bear Estate Agents are delighted to present to the market, with NO ONWARD CHAIN, this deceptively spacious TWO BEDROOM, DETACHED BUNGALOW. Ideally positioned in the ever-popular Laindon area, Railway Approach is within walking distance of well-regarded schools, local shops, and popular bus routes. Laindon Railway Station is just 0.9 miles away, providing easy access into London Fenchurch Street via the C2C rail service. For those who prefer to drive, the A13 and A127 are both within easy reach, offering excellent road links into London and beyond.

- NO ONWARD CHAIN
- 0.9 Miles to Laindon Railway Station
- Direct Rail Links into London Fenchurch Street
- Close to the A13 and A127
- Lounge/Diner (10'11 x 22'5)
- Kitchen (12'0 x 8'10)
- Bedroom 1 (8'10 x 13'2), Bedroom 2 (9'8 x 9'7)
- 86' West-Facing Rear Garden
- Gated Driveway Parking
- Potential for Rear Extension (STP), Loft Conversion (STP), and Additional Dwelling to Rear (STP)

Railway Approach

Laindon

£375,000
Guide Price

2 1 1 D

Railway Approach





Guide Price £375,000 - £400,000...

Upon entering, the new owner is welcomed by a spacious entrance hall that provides access to all rooms within the home.

The Lounge/Diner forms the true heart of the property, measuring 10'11 x 22'5 at its maximum dimensions. A large, front-facing bay window allows natural light to pour in throughout the day, creating a bright and inviting space that is ideal for relaxing evenings or entertaining family and friends.

The Kitchen measures 12'0 x 8'10 and offers an abundance of cupboard and worktop space, making it perfectly suited to keen home cooks.

The bungalow further benefits from TWO DOUBLE BEDROOMS, measuring 8'10 x 13'2 and 9'8 x 9'7. Both rooms comfortably accommodate a double or king-sized bed, wardrobes, and additional bedroom furniture.

Completing the internal accommodation is the three-piece bathroom suite, comprising a walk-in shower, toilet, and sink.

Externally, the property continues to impress with an 86' WEST-FACING garden, featuring two large storage sheds and convenient side access to the rear. To the front, there is an additional garden area along with gated driveway parking for one vehicle. It is also worth noting that there is potential to increase the amount of driveway parking.

The current owner previously obtained planning permission for a large rear extension, with footings already in place. This extension could be completed, subject to planning permission (STP). There is also further potential for a loft conversion, STP, allowing the property to be expanded even further.

Finally, due to the property's end-of-road position and generous plot size, there is potential to construct a small dwelling at the end of the garden, STP, with access from the neighbouring Victoria Road.

Offered with NO ONWARD CHAIN and packed with future potential, this impressive bungalow presents an exciting opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate the space, location, and possibilities on offer.

Council Tax Band: D (£2147.31)

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 £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

NO ONWARD CHAIN

Walking Distance to Schools, Shops, And Bus Routes

0.9 Miles to Laindon Railway Station

Direct Rail Links into London Fenchurch Street

Close to the A13 and A127

Lounge/Diner (10'11 x 22'5)

Front-Facing Bay Window

Kitchen (12'0 x 8'10)

Bedroom 1 (8'10 x 13'2)

Bedroom 2 (9'8 x 9'7)

Three-Piece Bathroom Suite

86' West-Facing Rear Garden

Side Access to Rear Garden

Gated Driveway Parking

Potential to Increase Driveway Parking

Potential for Rear Extension (STP)







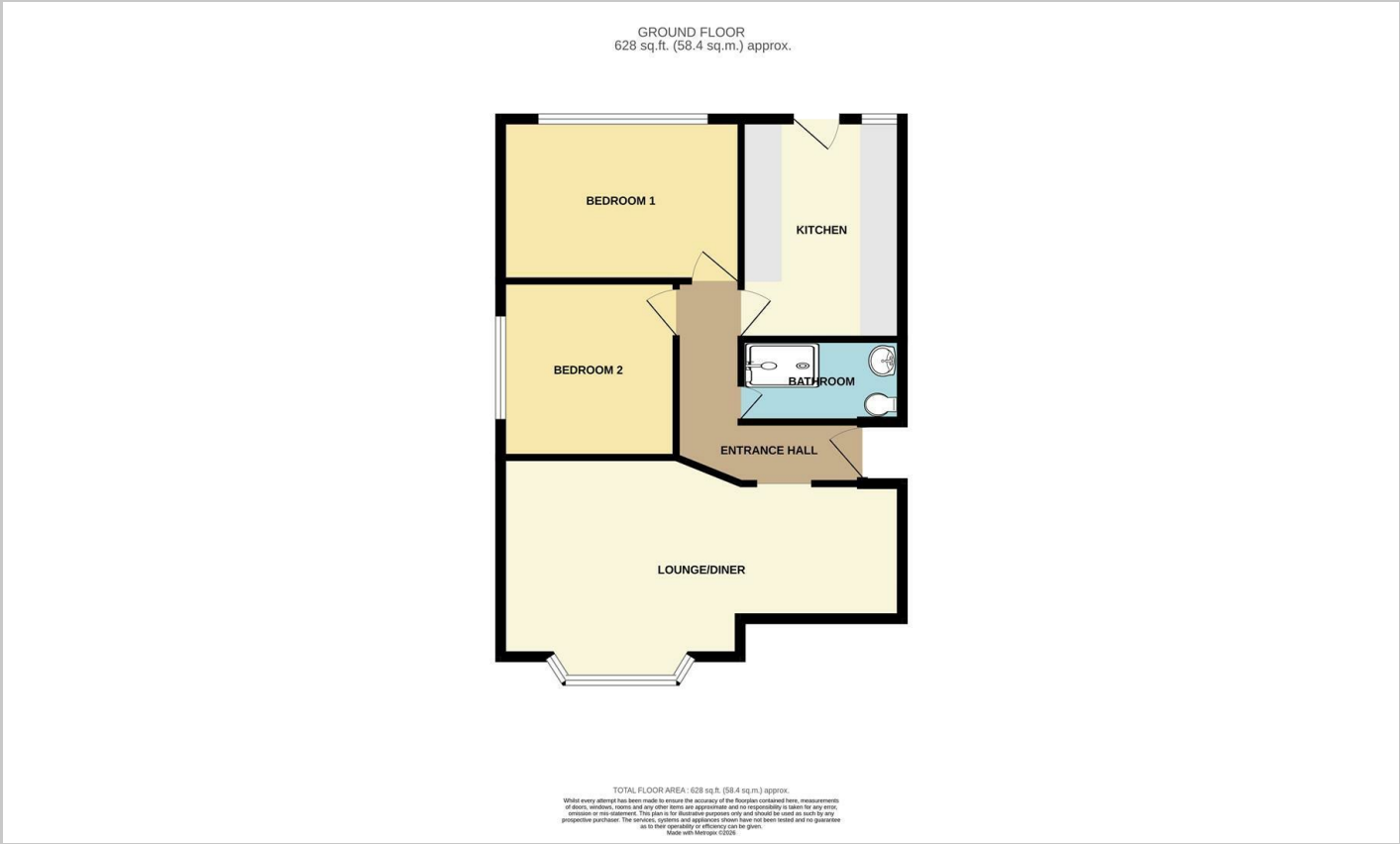




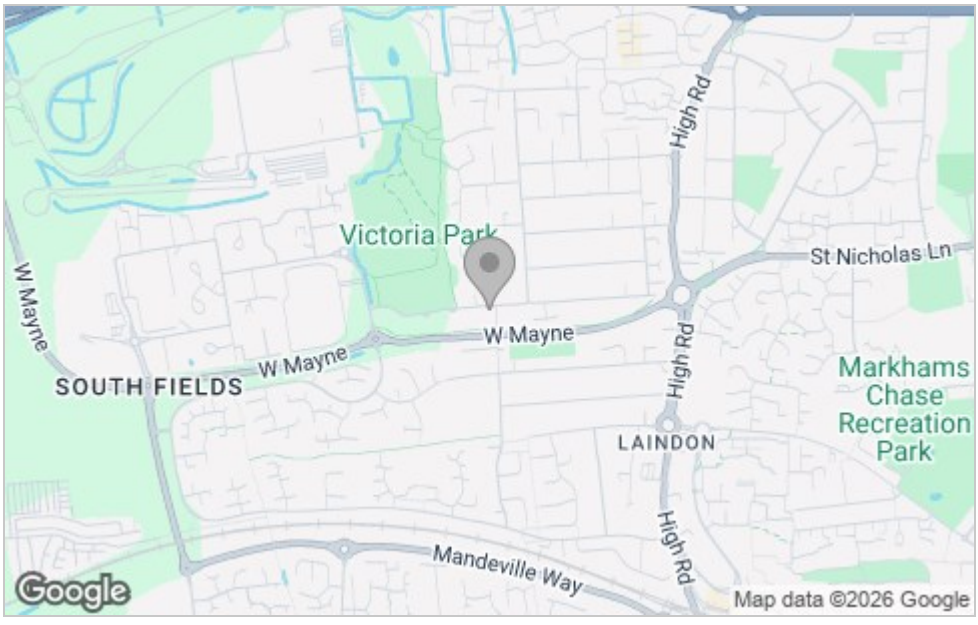




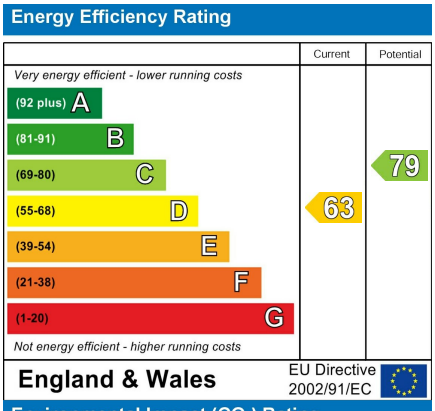
Floor Plan

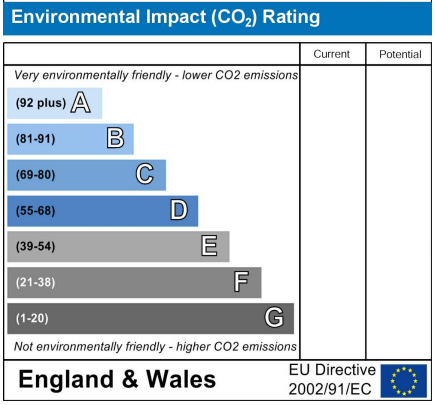


Area Map



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 basildon@bearestateagents.co.uk http://www.bearestateagents.co.uk/