



Bear Estate Agents are delighted absolutely thrilled to bring to the market this deceptively spacious, beautifully presented and lovingly cared for four-bedroom family home. The property is able to offer a striking entrance hall, huge kitchen with exposed brickwork, separate utility room, home office, large reception room, four sizeable bedrooms plus a loft room and a separate reception room accessible from the front and rear. Additionally, there is a pleasant SOUTH-WEST facing rear garden. A true tardis, the property has to be viewed so that one can appreciate all that it is able to offer...

- Striking & Spacious Entrance Hall
- Utility Room 5'3 x 4'10 Plus Home Office 6'8 x 4'11
- Four Well Sized Bedrooms Plus Loft Area - Previously Used As A Bedroom
- Pleasant South-West Facing Rear Garden
- Walking Distance To Local Shops & Amenities
- Kitchen 24'6 x 8'3
- Lounge/Diner 19'10 x 18' Plus Further Reception Room 14'6 x 12'1
- Four-Piece Family Bathroom Suite
- Driveway Parking For Multiple Vehicles
- Close Proximity To Town Centre & Rail Links Direct Into London

## Southcote Row

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**£425,000**

Guide Price



# Southcote Row



Guide Price £425,000 - £450,000..

Internally the new owner will be greeted by the striking and spacious entrance hall which, given its size could comfortably double up as a home office. There is an area for coats and shoes alongside a further storage cupboard off of the entrance hall.

Worthy of special mention is the huge kitchen which measures 24'6 x 8'3 offering an abundance of worktop space and storage space. There is an area of exposed brickwork central to the kitchen which accommodates the double oven, the exposed brickwork becomes the focal point of the room and is a fine feature within itself.

To the end of the kitchen is a separate utility room which measures a further 5'3 x 4'10 whilst to the front of the kitchen there is a home office which measures an additional 6'8 x 4'11.

Completing the ground floor living accommodation is the main lounge come diner which measures 19'10 x 18, this area provides the perfect environment in which to both entertain and relax. Sitting alongside the lounge come diner is a further reception room which measures an additional 14'6 x 12'1, it is worth noting this area is not accessible from the main house, rather accessible from the front driveway or rear garden. This said, given its size, this could act as a home office, a home gym, childrens playroom, the options are vast which is a great illustration of the versatility the property offers.

The first floor provides four bedrooms and the family bathroom suite.

The master bedroom measures 11'10 x 10'9, bedroom two measures 11'3 x 9'10, bedroom three measures 8'10 x 6'5 whilst bedroom four measures a further 9'9 x 8'3. Whilst bedroom four is larger than bedroom three, it plays host to stairs leading to the loft area complete with velux windows and a wealth of eaves storage. The loft area has previously been used as an additional bedroom with the area beneath being used as a dressing area for the room above. Again, versatility is abundance.

Completing the first floor is the four-piece family bathroom suite which measures 7'1 x 5'5 and consists of the corner bath, separate shower, washbasin and W/C.

Externally there is a pleasant south-west facing rear garden, consisting of patio leading to a larger area laid to lawn. There is also a summerhouse to the rear of the garden. There are also water taps to the front and back too.

To the front of the property there is driveway parking for multiple vehicles.

Situated within walking distance of local shops and amenities and within close proximity of Basildon Town Centre and rail links direct into London the location offers something for all of the family and for those of all ages.

This home has been in the same family for four decades which is a great illustration of how the current owners feel about both the property itself and the immediate location.

Internal viewings come strongly recommended so that one can appreciate and acknowledge first-hand all that this home is able to offer.

Guide Price £425,000 - £450,000..

Freehold.  
Council Tax Band C.  
Amount £1,908.72.

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.

## Striking & Spacious Entrance Hall

### Kitchen

24'6 x 8'3

### Utility Room

5'3 x 4'10

### Home Office

6'8 x 4'11

### Lounge/Diner

19'10 x 18'

### Further Reception Room

14'6 x 12'1

## First Floor Landing

### Master Bedroom

11'10 x 10'9

### Bedroom Two

11'3 x 9'10

### Bedroom Three

8'10 x 6'5

### Bedroom Four

9'9 x 8'3

### Loft Area

18'5 x 9'5

### Four-Piece Family Bathroom Suite

7'1 x 5'5

### Pleasant South-West Facing Rear Garden

### Driveway Parking

### Walking Distance To Local Shops & Amenities

### Close Proximity To Town & Station

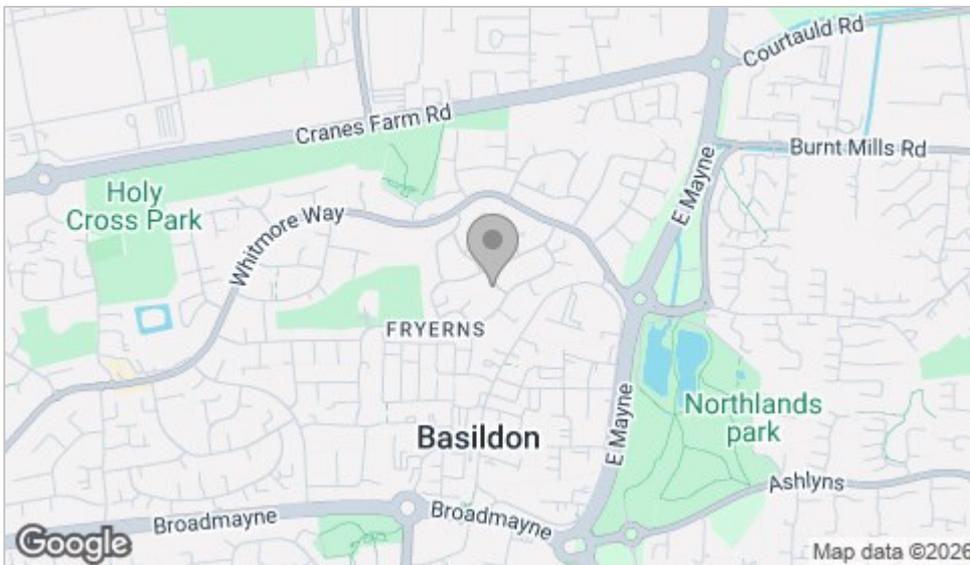
### Popular & Family-Friendly Location



# 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.

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# Energy Efficiency Graph

