

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Gaynesford, Basildon  
Offers Over £495,000

Situated in a sought-after residential location within Lee Chapel, this well-proportioned three-bedroom home offers lots of potential to the new occupier, with generous living space, versatile accommodation, and excellent potential for modern family living.

Upon entering, you are welcomed by a central entrance hall providing access to the main living areas. The property features a bright and spacious living room measuring over 19ft in length, offering an ideal space for relaxing or entertaining.

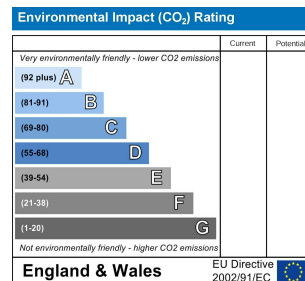
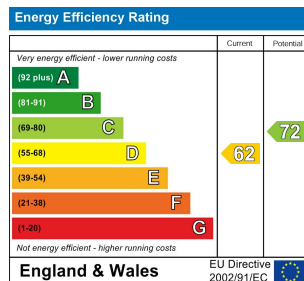
A separate dining room to the front provides flexibility for formal dining or could be adapted as a second reception room or home office. The kitchen/dining area is well-sized and functional, with ample room for everyday family use. A convenient ground floor WC adds to the practicality of the layout.

Upstairs, the property comprises three well-proportioned bedrooms. The master bedroom is a generous double, complemented by a second spacious double bedroom and a well-sized third bedroom, ideal as a child's room, guest space, or study. A 3 piece family bathroom serves all bedrooms.

Externally the property features off street parking to the front, with the added benefit of a garage which could be utilised as storage. Other features include a private rear garden with a paved patio area, lawn and shrub boundaries.

#### Location

The property is situated in a popular and established residential area, offering convenient access to local amenities, schools, and transport links. Basildon town centre and mainline railway station are within easy reach, providing direct routes into London, making this an ideal choice for commuters.



- ENTRANCE HALL
- KITCHEN/DINER
- DINING ROOM
- LIVING ROOM
- WC
- FIRST FLOOR LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- REAR GARDEN
- OFF STREET PARKING
- GARAGE

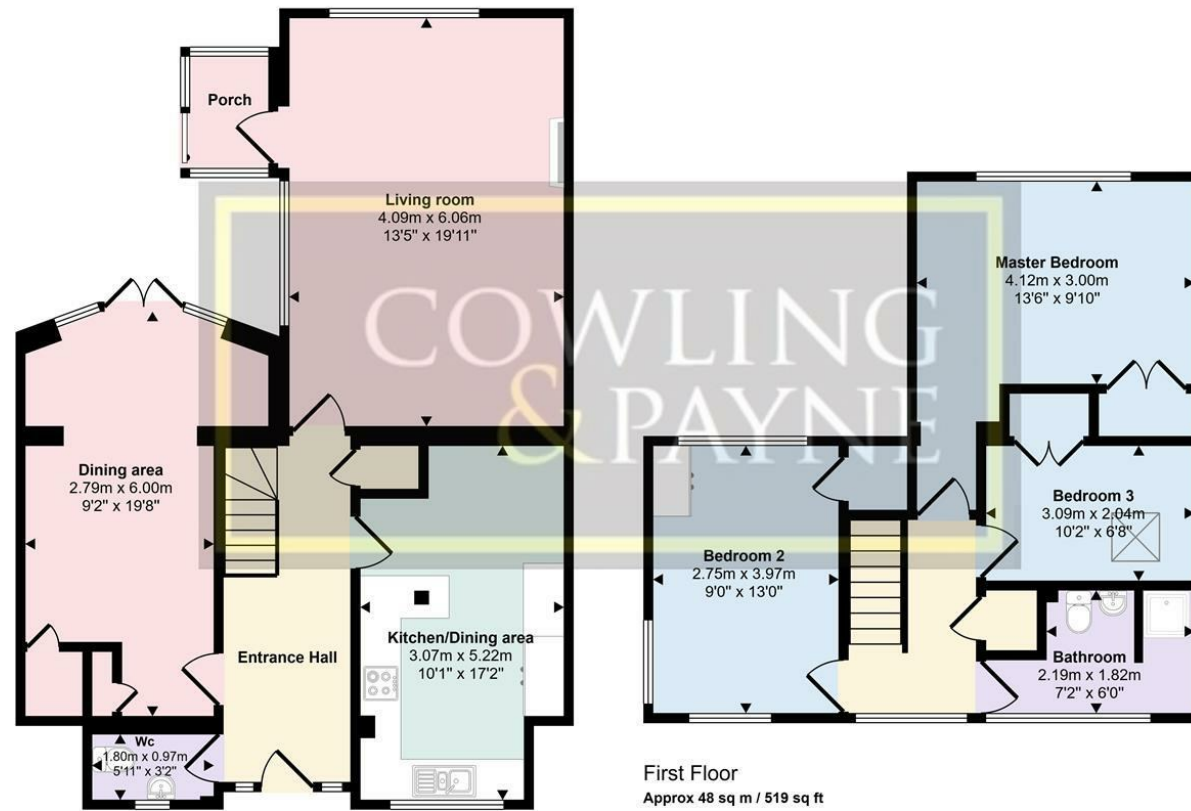
#### Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

#### Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

Approx Gross Internal Area  
123 sq m / 1328 sq ft



Ground Floor  
Approx 75 sq m / 809 sq ft

First Floor  
Approx 48 sq m / 519 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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