



Bear Estate Agents are delighted to bring to the market, with NO ONWARD CHAIN, this three-bedroom semi-detached family home on the ever popular and incredibly sought after Birds Estate within Kingswood. The property benefits from driveway parking, a garage, and a west facing garden which offers far-reaching and uninterrupted views across parkland. The property further benefits from being within walking distance of the town centre and rail links direct into London.

- Welcoming Entrance Hall
- Lounge/Diner 20'6 x 11'6
- Family Bathroom Suite 7'7 x 5'5
- Uninterrupted & Far Reaching Views Over Parkland
- Walking Distance To Town Centre & Rail Links Direct Into London
- Kitchen 8'7 x 8'2
- Master Bedroom 12'2 x 10'6, Bedroom Two 9'10 x 8'11 Plus Bedroom Three 7'7 x 6'11
- Pleasant West-Facing Rear Garden With Side & Rear Access
- Driveway Parking & Garage
- No Onward Chain

## Curlew Crescent

Basildon

**£435,000**



# Curlew Crescent



Internally the new owner will be greeted by the welcoming entrance hall which allows access to both the kitchen and the lounge come diner.

The kitchen measures 8'7 x 8'2 and provides a wealth of both storage space and worktop space.

Completing the ground floor living accommodation is the lounge come diner which measures 20'6 x 11'6 offering the perfect environment in which to both entertain and relax.

The first floor commences with a spacious landing which allows access to all three bedrooms and the family bathroom suite.

The master bedroom measures 12'2 x 10'6, bedroom two measures 9'10 x 8'11 whilst bedroom three measures a further 7'7 x 6'11.

Completing the first floor is the family bathroom suite which measures 7'7 x 5'5 and consists of the W/C, washbasin and bathtub with overhead shower.

Externally this home continues to impress and excel with a pleasant west-facing rear garden which measures approximately 70' in length. The garden offers both side access and rear access and provides uninterrupted and far reaching views across open parkland which is a fine feature year round, from the depth of winter to the height of summer.

To the front there is driveway parking and a garage.

Situated within walking distance of the town centre and rail links direct into London the location is able to offer something for all of the family and for those of all ages.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended so that one can appreciate and acknowledge first hand all that

this wonderful family home has to offer.

Freehold.  
Council Tax Band D.  
Amount £2,147.31.

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 £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## **Welcoming Entrance Hall**

### **Kitchen**

8'7 x 8'2

### **Lounge/Diner**

20'6 x 11'6

### **First Floor Landing**

### **Master Bedroom**

12'2 x 10'6

### **Bedroom Two**

9'10 x 8'11

### **Bedroom Three**

7'7 x 6'11

### **Family Bathroom Suite**

7'7 x 5'5

### **West-Facing Rear Garden**

### **Side & Rear Access**

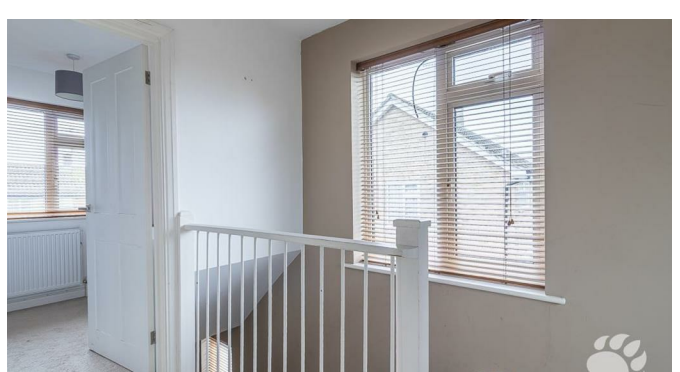
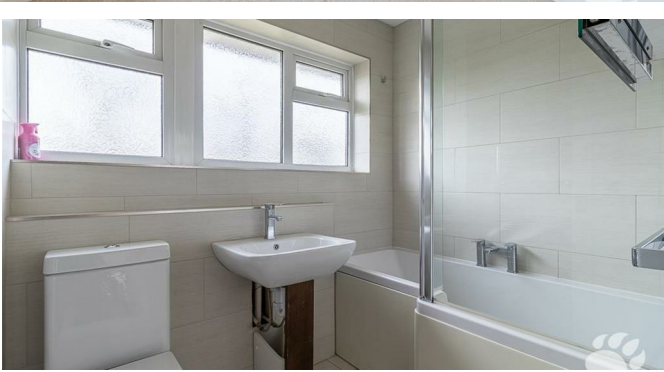
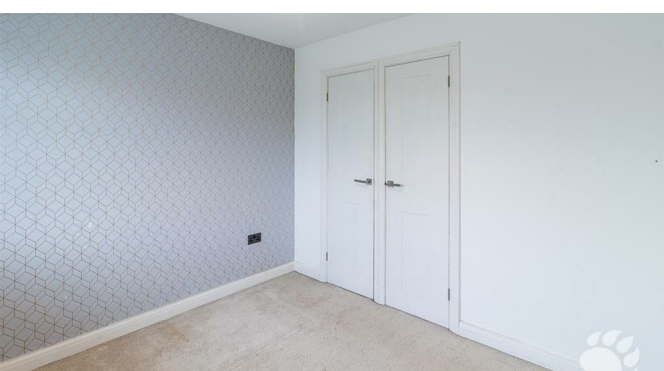
### **Uninterrupted & Far Reaching Views**

### **Driveway Parking**

### **Garage**

### **Walking Distance To Town Centre & Rail Links**

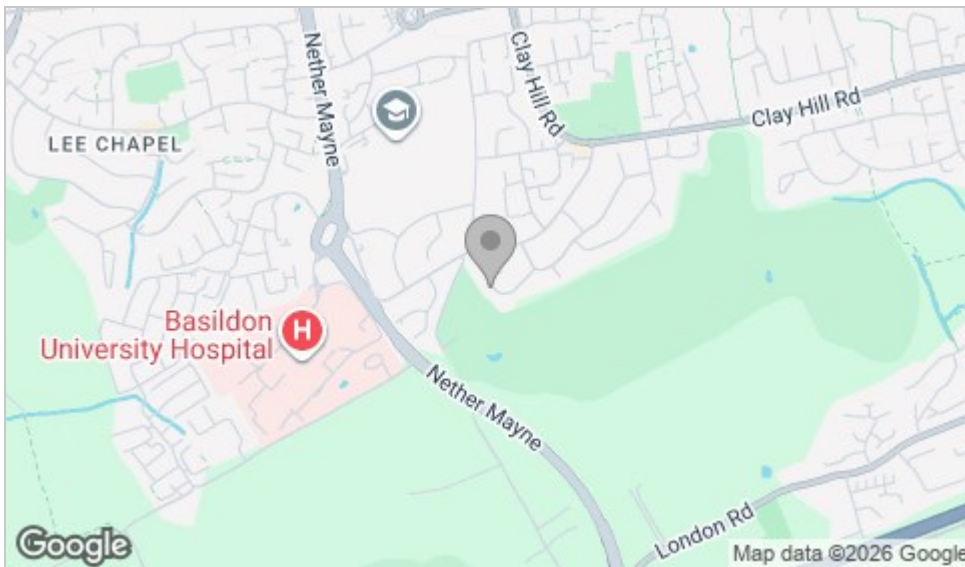
### **No Onward Chain**



# 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.

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 firm's 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](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

