



Bear Estate Agents are delighted to bring to the market this impressive four-bedroom semi-detached home, perfectly positioned on the highly sought-after Birds Estate in Kingswood and offering spacious, versatile accommodation alongside fantastic outdoor entertaining space. This beautifully arranged property combines generous room sizes with a highly convenient location, making it perfectly suited to modern family living. The home is situated just a short walk from both Basildon Golf Course and Club Kingswood, whilst also being close to local shops, well-regarded schools and popular bus routes. Basildon Railway Station is 0.7 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A13 and A127 are both within easy reach, offering excellent access into London and beyond.

- Located on the Sought-After Birds Estate in Kingswood
- Spacious Lounge (20'4 x 18'8 Max)
- Kitchen (6'10 x 17'6)
- Three Spacious Bedrooms Upstairs
- Large South-East Facing Rear Garden
- 0.7 Miles to Basildon Railway Station
- Bright Dining Room (9'2 x 20'6)
- Ground Floor Bedroom/Sitting Room (16'4 x 8'3)
- Fitted Wardrobes to Bedrooms One and Three
- Driveway Parking for up to Four Vehicles

## Sparrows Herne

'The Birds Estate', Kingswood

**£625,000**



# Sparrows Herne



Internally, the property begins with a porch leading into the main living accommodation.

The lounge measures an impressive 20'4 x 18'8 at its maximum dimensions and forms the heart of the home. This beautifully proportioned room hosts the stairs and is enhanced by a bay window to the front which allows natural light to flood the space throughout the day. A feature fireplace creates a warm focal point within the room, whilst the generous layout provides excellent versatility for both relaxing and entertaining.

The dining room measures 9'2 x 20'6 and offers a superb entertaining space, benefiting from a skylight alongside glazed patio doors to the rear and an additional glazed side door, creating an exceptionally bright and airy environment with excellent access to the garden.

The kitchen measures 6'10 x 17'6 and offers an abundance of cupboard and worktop space, creating a highly practical cooking environment with ample storage and preparation areas.

Adjacent to the kitchen is a useful pantry/utility room measuring 2'11 x 8'6, providing additional storage and appliance space whilst helping to keep the kitchen area clean and uncluttered.

The ground floor is further complemented by a versatile bedroom/sitting room measuring 16'4 x 8'3. This flexible space could be utilised as an additional bedroom, home office, playroom or separate reception room depending on the needs of the new owner.

Moving upstairs, the landing hosts an airing cupboard and provides access to all first-floor rooms.

Bedroom One measures 12'10 x 18'8 and is a spacious master bedroom benefiting from fitted wardrobes whilst still allowing ample space for additional bedroom furniture.

Bedroom Two measures 16'4 x 8'3 and is another generous double bedroom, comfortably accommodating a large bed alongside further furnishings.

Bedroom Three measures 7'3 x 11'11 and benefits from fitted wardrobes, making excellent use of the available space whilst remaining highly versatile.

The first floor is completed by a modern shower room measuring 7'2 x 6'5, comprising a shower, toilet and wash hand basin, alongside a separate W/C adding further practicality for family living.

Externally, the property continues to impress with a large south-east facing rear garden, benefitting from side access and providing a fantastic outdoor setting for both relaxation and entertaining.

The garden features a stylish pergola, alongside a sheltered barbecue and hot tub area complete with an outdoor television, creating an exceptional social and entertainment space to enjoy throughout the year.

There is also a useful outbuilding, offering further versatility for storage, leisure or workspace potential.

The property further benefits from solar panels, helping to improve the home's energy efficiency.

To the front, the property benefits from driveway parking for up to four

vehicles, completing this fantastic family home.

This spacious and versatile property offers generous accommodation, superb entertaining space and a highly desirable location, making it a fantastic opportunity for buyers seeking a premium family home within Kingswood.

Council Tax Band: E (£2624.49)

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.

## **Four Bedroom Semi Detached House**

**Located on the Sought-After Birds Estate**

**Close to Basildon Golf Course and Club Kingswood**

**Close to Shops Schools and Bus Routes**

**0.7 Miles to Basildon Railway Station**

**Direct Links to London Fenchurch Street**

**Easy Access to the A13 and A127**

**Spacious Lounge (20'4 x 18'8 Max)**

**Bright Dining Room (9'2 x 20'6)**

**Kitchen (6'10 x 17'6)**

**Pantry/Utility Room (2'11 x 8'6)**

**Ground Floor Bedroom/Sitting Room (16'4 x 8'3)**

**Bedroom One (12'10 x 18'8)**

**Bedroom Two (16'4 x 8'3)**

**Bedroom Three (7'3 x 11'11)**

**Fitted Wardrobes to Bedrooms One and Three**

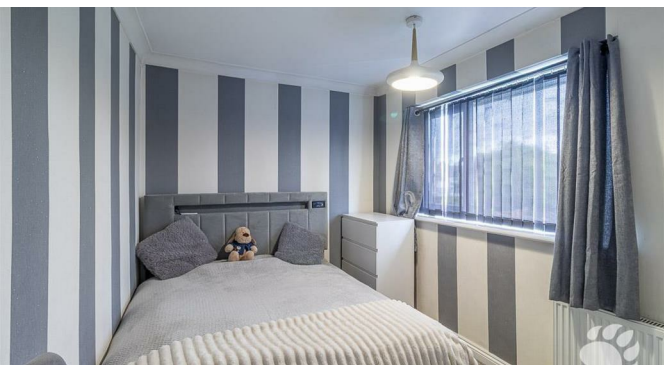
**Modern Shower Room and Separate W/C**

**Large South-East Facing Rear Garden**

**Pergola**

**Sheltered Hot Tub/Barbecue Area**

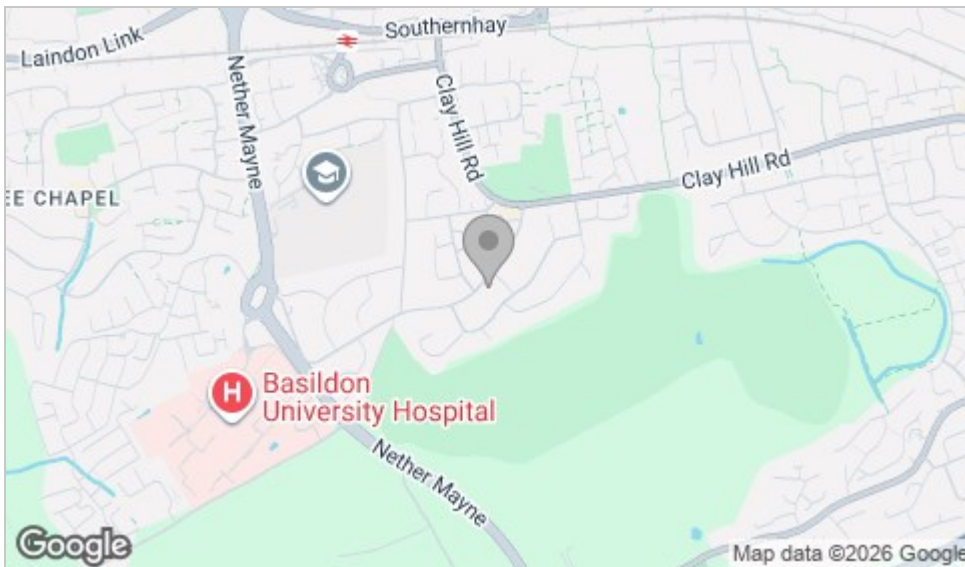
**Outbuilding**



# 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		