

oakheart



£450,000

Offers In Excess Of  
School Avenue, Basildon

Nestled on the charming School Avenue in Basildon, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Ideal for families or those seeking extra space, the property boasts a well-designed layout that maximises both functionality and style.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The ground floor also features a convenient W.C., ensuring practicality for everyday living. The heart of the home is undoubtedly the spacious

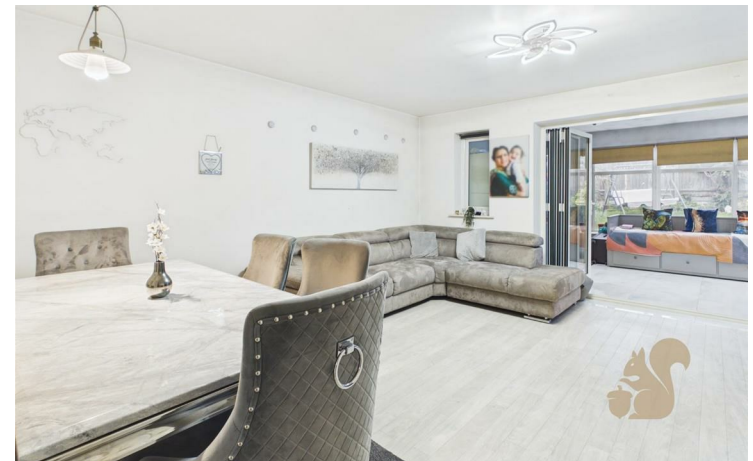
kitchen, which flows seamlessly into the dining area, making it perfect for family meals and gatherings.

The first floor is home to three generously sized bedrooms, including a master suite complete with an en-suite bathroom, offering a private retreat for the homeowners. The family bathroom is well-appointed, catering to the needs of the household with ease.

Outside, the property benefits from a driveway leading to a garage,

providing secure parking and additional storage options. The garden space is perfect for outdoor activities or simply enjoying the fresh air.

This semi-detached house on School Avenue is not just a home; it is a lifestyle choice, offering a welcoming environment in a desirable location. With its excellent amenities and transport links nearby, this property is a fantastic opportunity for anyone looking to settle in Basildon. Don't miss the chance to make this lovely house your new home.











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**GLA<sup>TM</sup>**  
 108.01 m<sup>2</sup>  
 1162.63 ft<sup>2</sup>  
**Total**  
 108.01 m<sup>2</sup>  
 1162.63 ft<sup>2</sup>

(1) Finished, above grade  
 Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:  
 Freehold

Council Tax Band:

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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