



Bear Estate Agents are understandably enthused to bring to the market this deceptively spacious, THREE BEDROOM, end-terraced house. Church Road is situated in the heart of Basildon in the ever-popular Fryerns estate. The Fryerns estate is within walking distance to an array of local shops, amenities, schools and popular bus routes. Church Road benefits from being just over a mile to Basildon town centre and Basildon Railway Station, connecting to London Fenchurch Street with ease on the reliable C2C rail line.

- West-Facing Garden
- Potential For a Fourth Bedroom (21'1 x 11'9)
- Close to the Train Station
- Bedroom 2 (11'7 x 10'10 max)
- Conservatory
- Driveway Parking
- Close to the Town Centre
- Bedroom 1 (9'4 x 12'4 max)
- Bedroom 3 (10'4 x 6'4)
- Large Kitchen (21'6 x 8'3 max)

## Church Road

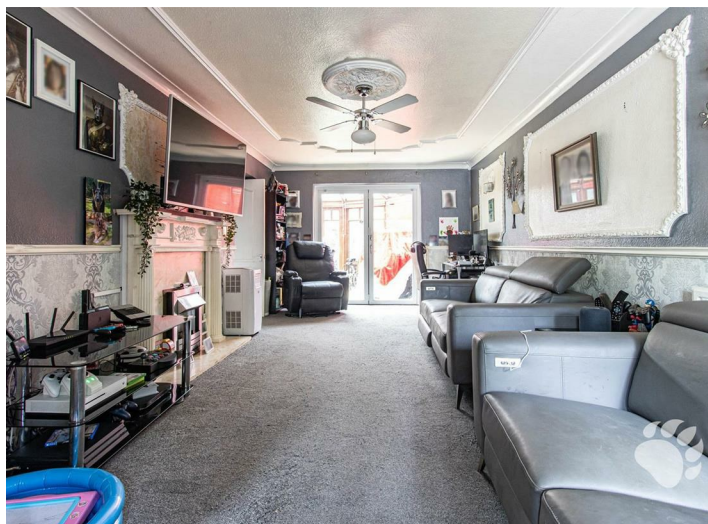
Basildon

**£350,000**

Offers Over



# Church Road



Internally, this home begins with the entrance hall which hosts the stairs and leads through to the lounge / diner. The lounge/diner is a great space, measuring 21'2 x 10'8 and easily able to accommodate a large sofa and dining table, it also provides access to the conservatory - 9'6 x 14'9, making it perfect for social occasions. The kitchen is also a great size, measuring 21'6 x 8'3 at its maximum dimensions, and boasts an abundance of cupboard and worktop space. The ground floor is completed by an addition sitting room. This room measures 21'1 x 11'9 and boasts a large storage cupboard. This room could be used as a FOURTH bedroom, a study/office room or a children's playroom.

At the top of the stairs, there is a landing, which conveniently connects all of the first-floor rooms. Bedroom 1 is a great size - 9'4 x 12'4 at its maximum dimensions and has a large, west-facing window which floods the room with natural light during the day. Bedroom 2 is an equally impressive size, it measures 11'7 x 10'10 at its maximum dimensions and bedroom 3 measures 10'4 x 6'4. The first floor is completed by the three-piece bathroom containing the shower over bath, toilet and sink.

Externally, this home benefits from a private WEST FACING garden, which is large enough to accommodate multiple vehicles to the front.

Properties in this area sell incredibly fast, particularly home appointments before it's too late!

Council Tax Band: C (£1908.72)

**Close to the Town Centre & Railway Station**

**Entrance Hall**

**Lounge/Diner (21'2 x 10'8 max)**

**Conservatory (9'6 x 14'9)**

**Large Kitchen (21'6 x 8'3 max)**

**Sitting Room / Bedroom 4 (21'1 x 11'9)**

**Bedroom 1 (9'4 x 12'4 max)**

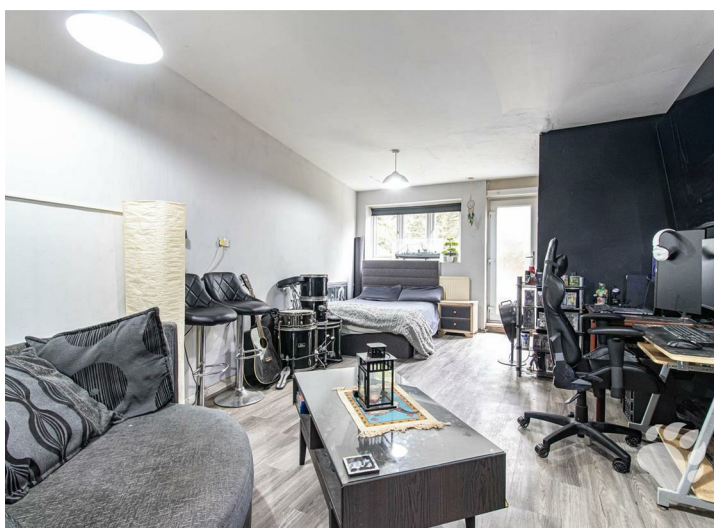
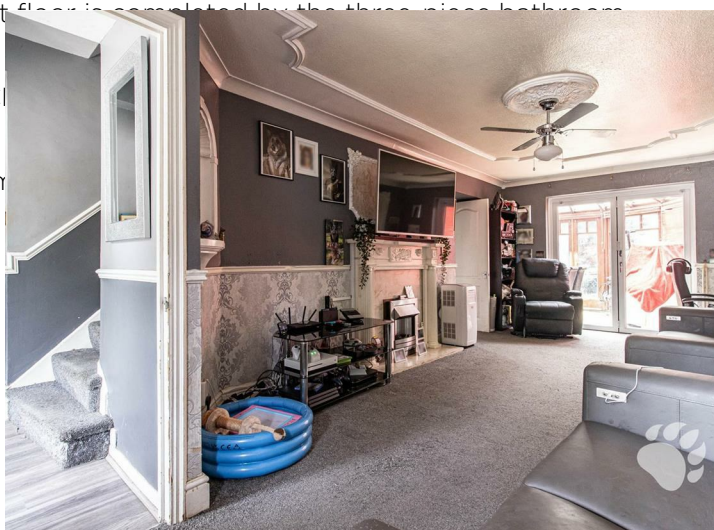
**Bedroom 2 (11'7 x 10'10 max)**

**Bedroom 3 (10'4 x 6'4)**

**Family Bathroom Suite**

**West-Facing Garden**

**Driveway Parking**

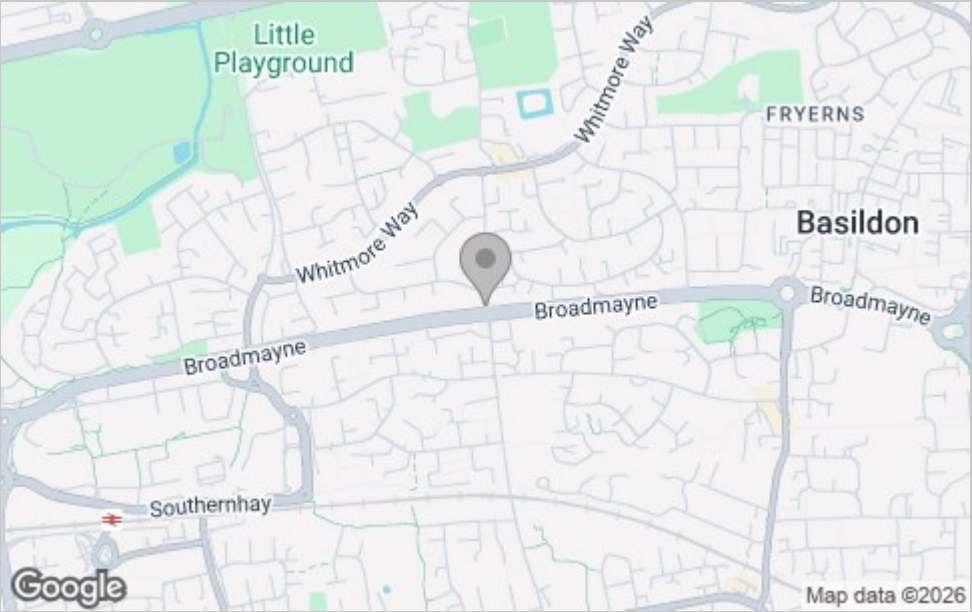




Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

