



Bear Estate Agents are delighted to present to the market, with NO ONWARD CHAIN, this deceptively spacious THREE BEDROOM terraced home, superbly located in the very heart of Basildon. Honeypt Lane enjoys a highly convenient and well-established setting within easy walking distance of local shops, everyday amenities and well-served bus routes. The property has been within the same family since it was originally built in the 1950's, a testament to the enduring appeal of the area and the strong sense of community it offers.

For leisure and recreation, Basildon Sporting Village is just 1 mile away, Festival Leisure Park is only 0.6 miles from the property, and the ever-popular Gloucester Park sits a mere 0.2 miles away, providing expansive green space right on your doorstep. Basildon Town Centre and Basildon Railway Station are also close by at just 1.1 miles, offering a fast and direct C2C rail service into London Fenchurch Street. For motorists, both the A13 and A127 are easily accessible, delivering excellent road connections into London and surrounding areas.

- NO ONWARD CHAIN
- Owned By the Same Family Since it was Built in the 1950's, Highlighting the Enduring Appeal of the Location
- Just 0.2 Miles from Gloucester Park, 0.6 Miles from Festival Leisure Park and 1 Mile from Basildon Sporting Village
- Approximately 1.1 Miles from Basildon Railway Station
- Kitchen (14'3 X 7'3 Max)
- Dining Room (8'0 X 10'6)
- Lounge (15'6 X 11'11 Max)
- Bedroom 1 (13'2 X 10'2 Max), Bedroom 2 (10'9 X 9'11), Bedroom 3 (8'9 X 7'11 Max)
- Generous 50' Rear Garden with Rear Access and Storage Shed
- On-Street Parking Available to the Front

## Honeypt Lane

Basildon

**£300,000**



# Honeypot Lane



The accommodation begins with a welcoming entrance hall which houses the staircase to the first floor.

The kitchen is a real standout space, offering an abundance of cupboard and worktop storage and measuring a generous 14'3 x 7'3 at its maximum dimensions. Well-proportioned and practical, it provides plenty of room for day-to-day cooking while also allowing for easy movement, with direct access out to the rear garden — ideal for summer entertaining or busy family life.

Adjacent to the kitchen is the spacious dining room, measuring 8'0 x 10'6. Flooded with natural light throughout the day via a large rear-facing window, this room creates a bright and inviting setting, perfectly suited for family meals, hosting friends or enjoying more relaxed everyday dining.

Completing the ground floor is the lounge, very much the heart of the home. Measuring an impressive 15'6 x 11'11 at its maximum dimensions, this inviting space features a striking fireplace, large front-facing windows and an excellent amount of floor space, allowing for a variety of furniture arrangements to suit both entertaining and quieter evenings in.

Upstairs, the landing provides access to all bedrooms and the bathroom, while also benefiting from a large airing cupboard for additional storage.

Bedroom 1 is a particularly impressive size, measuring 13'2 x 10'2 max. The room comfortably accommodates a double or king-sized bed, alongside wardrobes and additional furniture, while still retaining a sense of space and balance.

Bedroom 2 is another generous double at 10'9 x 9'11, offering ample room for wardrobes and further furnishings, making it ideal as a second main bedroom or guest room.

Bedroom 3 measures 8'9 x 7'11 max and benefits from a fitted wardrobe over the stairs. This versatile space lends itself perfectly to use as a guest bedroom, nursery, home office or even a dedicated dressing room.

The first floor is completed by the W/C and shower room. Externally, the property enjoys a 50' rear garden, offering a fantastic amount of outdoor space. The garden benefits from rear access and a large storage shed positioned at the far end, providing excellent practicality. With its generous length, the garden offers plenty of scope for outdoor dining,

entertaining, children's play or simply relaxing, while on-street parking is available to the front for both residents and visitors.

Overall, this deceptively spacious three bedroom home offers a fantastic balance of internal space, outdoor living and an exceptionally convenient location. With well-proportioned rooms throughout, a generous rear garden and excellent access to parks, leisure facilities, transport links and the town centre, this property will appeal to a wide range of buyers including first-time purchasers, growing families and investors alike. An internal viewing is highly recommended to fully appreciate the space and lifestyle on offer.

Council tax Band: (E1908.72)

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.

## **NO ONWARD CHAIN**

**Situated in The Heart of Basildon Within a Well-Es Owned By the Same Family Since it was Built in the Walking Distance to Local Shops, Amenities and Pop**

**0.6 Miles from Festival Leisure Park**

**1 Mile from Basildon Sporting Village**

**Approximately 1.1 Miles from Basildon Railway Stat**

**Easy Access to the A13 And A127**

**Kitchen (14'3 X 7'3 Max)**

**Dining Room (8'0 X 10'6)**

**Lounge (15'6 X 11'11 Max)**

**Bedroom 1 (13'2 X 10'2 Max)**

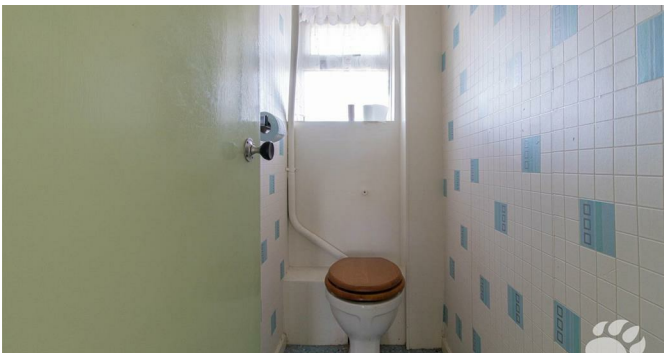
**Bedroom 2 (10'9 X 9'11)**

**Bedroom 3 (8'9 X 7'11 Max)**

**W/C**

**Shower Room**

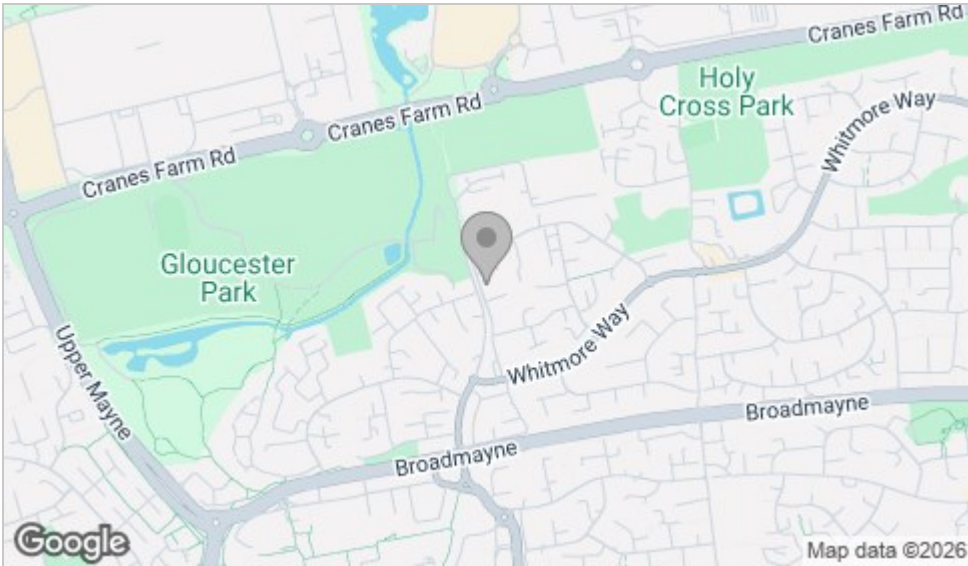
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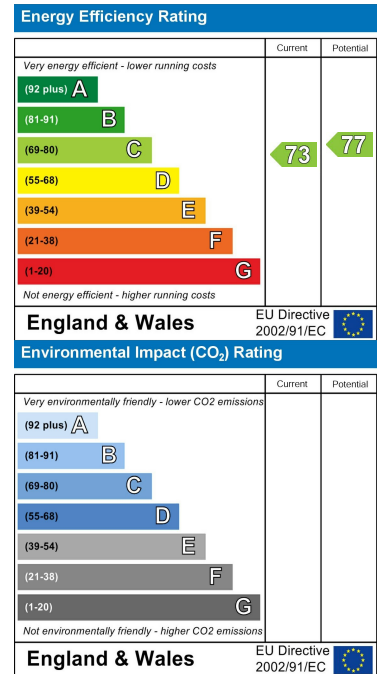
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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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/>