



Guide Price: £300,000 - £325,000...

Bear Estate Agents are pleased to bring to the market this versatile three-bedroom mid terraced home, ideally positioned along a quiet no-through road within Pitsea. Offering flexible accommodation across two floors, alongside a completely unoverlooked south-facing garden and excellent transport links, this home is perfectly suited to a variety of buyers.

The property is conveniently located close to local shops, well-regarded schools and popular bus routes. Pitsea Railway Station is within close proximity, providing direct links into London Fenchurch Street via the C2C rail service. For those travelling by car, the A13 and A127 are both within easy reach, offering convenient access into London and beyond.

- Three-Bedroom Mid Terraced House
- Kitchen (11'3 x 8'3)
- Ground Floor Bedroom Three (11'3 x 6'6)
- Bedroom Two (15'4 x 9'6 Max)
- Completely Un-Overlooked South Facing Rear Garden
- Close Proximity to Pitsea Railway Station
- Spacious Lounge/Diner (14'2 x 18'4)
- Bedroom One (18'7 x 9'6 Max)
- First Floor W/C and Ground Floor Three Piece Bathroom Suite
- On Street Parking and Communal Parking Bays to the Front

## Malyons Place

Basildon

**£300,000**

Guide Price



# Malyons Place



Internally, the home begins with a welcoming entrance hall which houses the stairs and benefits from a useful under-stair storage cupboard.

The kitchen measures 11'3 x 8'3 and offers ample cupboard and worktop space, creating a practical cooking environment with plenty of room for everyday food preparation.

The lounge/diner measures an impressive 14'2 x 18'4 and provides a bright and spacious living area with ample room for both lounge and dining furniture. Sliding glazed doors open directly onto the rear garden, allowing natural light to flood the room whilst creating a seamless connection between indoor and outdoor living.

Also located on the ground floor, Bedroom Three measures 11'3 x 6'6 and offers excellent versatility, making it ideal as a third bedroom, home office, playroom or additional reception room depending on the needs of the new owner.

The ground floor accommodation is completed by a three-piece bathroom suite, comprising a shower-over-bath, toilet and wash hand basin.

Moving upstairs, the first-floor landing hosts a useful airing cupboard and provides access to the remaining accommodation.

Bedroom One measures 18'7 x 9'6 at its maximum dimensions and is an exceptionally spacious double bedroom, offering ample room for a range of bedroom furniture.

Bedroom Two measures 15'4 x 9'6 at its maximum dimensions and is another generous double bedroom, providing flexible accommodation for family members or guests.

The first-floor further benefits from a separate W/C, adding additional practicality to the home's layout.

Externally, the property enjoys a completely unoverlooked, south-facing rear garden, providing a private outdoor space to relax, entertain and make the most of the sunshine throughout the day. Parking is available via on-street parking and communal parking bays located to the front of the property.

Overall, this versatile home combines spacious accommodation, a highly private rear garden and a peaceful location, making it an excellent opportunity for a wide range of buyers.

Council Tax Band: A (£1431.54)

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.

**Three-Bedroom Mid Terraced House**

**Located Along a Quiet No Through Road**

**Located in Pitsea**

**Close to Shops Schools and Bus Routes**

**Close Proximity to Pitsea Railway Station**

**Direct Links to London Fenchurch Street**

**Easy Access to the A13 and A127**

**Entrance Hall with Under Stair Storage**

**Kitchen (11'3 x 8'3)**

**Spacious Lounge/Diner (14'2 x 18'4)**

**Ground Floor Bedroom Three (11'3 x 6'6)**

**Bedroom One (18'7 x 9'6 Max)**

**Bedroom Two (15'4 x 9'6 Max)**

**First Floor W/C**

**Ground Floor Three Piece Bathroom Suite**

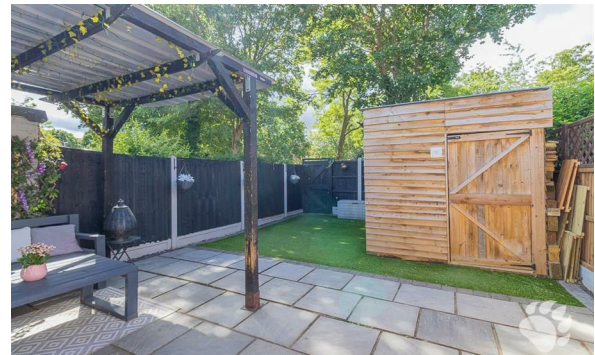
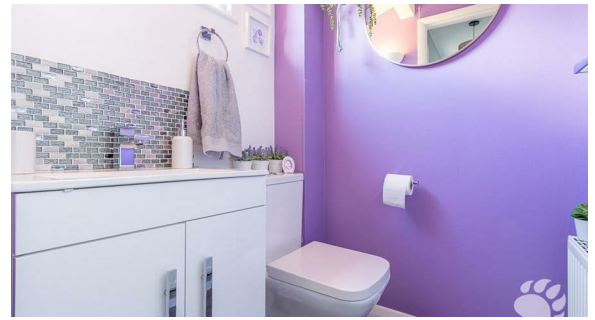
**Completely Un-Overlooked South Facing Rear Garden**

**On Street Parking**

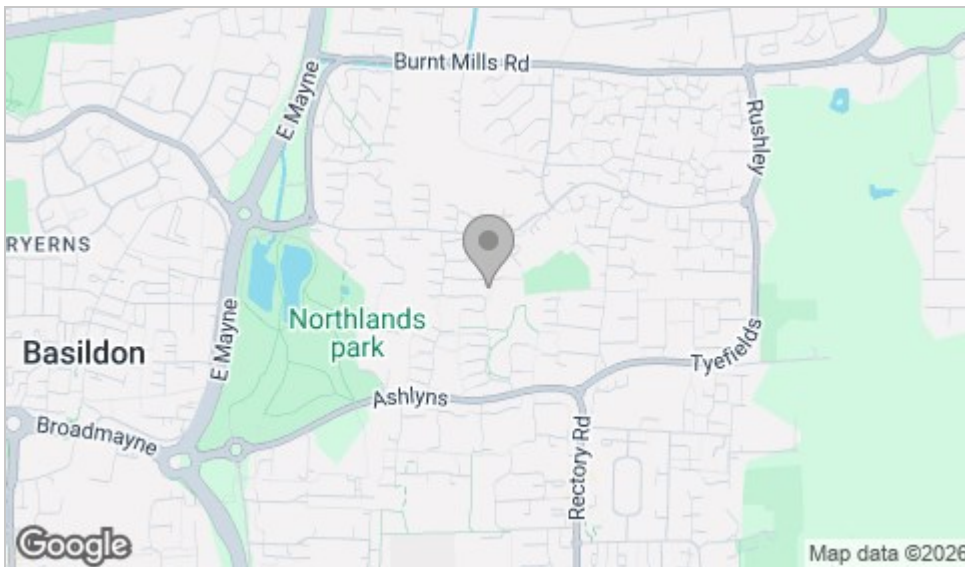
**Communal Parking Bays to the Front**



# 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.

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# Energy Efficiency Graph

