



Bear Estate Agents are thrilled to bring to the market this much improved and extremely well cared for, THREE bedroom end-terraced house situated in the heart of Laindon. Bourne Avenue is located within walking distance of local shops, local schools and reliable bus routes. Laindon Railway station is the closest railway station, only 1.3 miles away and this C2C line connects to London Fenchurch Street. The A127 & A13 are also only a short drive in each direction, conveniently connecting M25 for any commuters that prefer to drive!

- Lounge (19'7 x 11'8)
- Kitchen (23'10 x 11'9)
- Dining Room (9'0 x 8'7)
- Ground Floor Shower Room
- Bedroom 1 (11'0 x 11'8)
- Bedroom 2 (8'10 x 12'11) max
- Bedroom 3 (11'0 x 7'6)
- Three-Piece Bathroom Suite
- SOUTH FACING REAR GARDEN
- Driveway for Multiple Vehicles

Bourne Avenue
Basildon
£425,000



Bourne Avenue



This home has gorgeous curb appeal and is inviting upon approach. The front door opens into a welcoming entrance area with a bright and airy feel. The lounge in the property is very large, measuring 19'7 x 11'8 with a bay window which overlooks the front. The kitchen is exceptional, with ultra-modern Wren units and a breakfast bar. There is an abundance of cupboard and surface space in this room which stretches 23'10 long! The home has been cleverly extended creating a dining room which measures 9'0 x 8'7 and a ground floor, three-piece shower room!

Upstairs in this home is equally impressive with THREE good sized bedrooms. Bedroom 1 measures 11'0 x 11'8, bedroom 2 measures 8'10 x 12'11 max and bedroom 3 measures 11'0 x 7'6. There is also a three-piece bathroom suite with a shower over bath and a large airing cupboard which completes this desirable floorplan.

The rear garden is SOUTH FACING and a fantastic size! There is an undercover area which can be utilised as an outdoor lounge and there a large storage shed. To the front of the home is an expansive driveway for upwards of four vehicles!

This home is immensely desirable and will not be on the market for long, so call us today to organise a viewing and see it first hand!

Council Tax Band: C (£1908.72)

Gorgeous Curb Appeal

Entrance Hall Area

Lounge (19'7 x 11'8)

Kitchen (23'10 x 11'9)

Dining Room (9'0 x 8'7)

Ground Floor Shower Room

Bedroom 1 (11'0 x 11'8)

Bedroom 2 (8'10 x 12'11) max

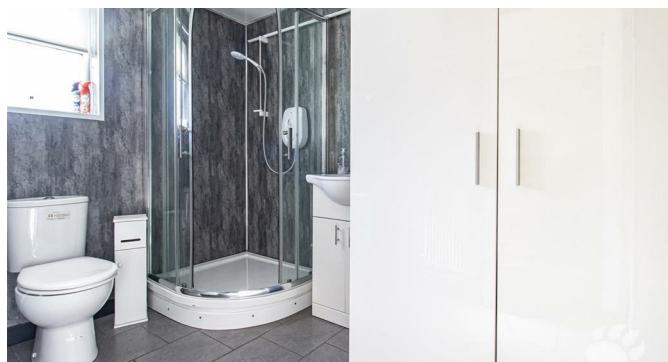
Bedroom 3 (11'0 x 7'6)

Three-Piece Bathroom Suite

Ample Storage

SOUTH FACING REAR GARDEN

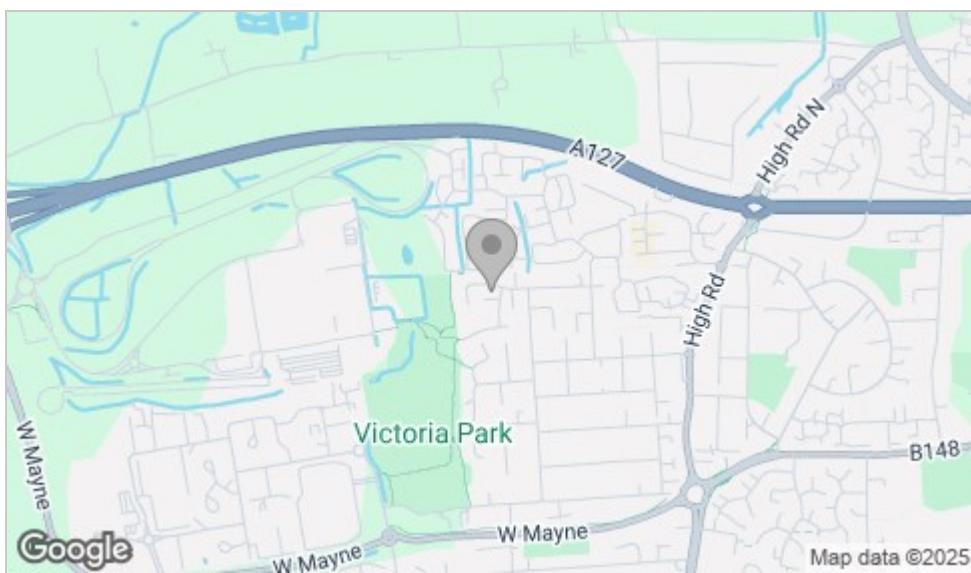
Driveway for Multiple Vehicles



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.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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