



GUIDE PRICE £425,000 - £450,000. Bear Estate Agents are excited to bring to the market this exceptionally spacious and well-presented THREE bedroom, semi-detached chalet in a highly desirable location! Brackendale Avenue is one of four roads located on 'The Mount' estate, a stones throw away from Pitsea Railway Station which provides access to London Fenchurch Street. The Mount is a unique estate in that it is EXCLUSIVELY made up of detached and semi-detached family homes, creating a fabulous and quiet community. As well as being located on the doorstep of the railway station, these homes are also a short walk away from the vast array of shops and services found at Pitsea Retail Park & Market, schools and bus routes. The A13 is also a 60 second car journey away, making this home perfect for any commuters!

- GUIDE PRICE £425,000 - £450,000
- Living Room (16'7 x 11'4)
- Kitchen (12'3 x 7'6)
- Bedroom 2 (13'11 x 11'3) max
- Bedroom 1 (13'11 x 11'3) max
- Ground Floor Bedroom (11'4 x 8'2) max
- West Facing Rear Garden
- 0.4 miles from Railway Station
- Dining Room/Conservatory (8'8 x 21'7)
- Driveway For Multiple Vehicles

Brackendale Avenue Basildon

£425,000

Guide Price



Brackendale Avenue



The layout of this home begins with an entrance hall which hosts the stairs and leads through to multiple rooms. There are three receptions rooms on the ground floor which creates a fluid living dynamic. The living room is located at the front of the home, measuring 16'7 x 11'4 with a large window which maximises the intake of natural light. The lounge is slightly smaller, measuring 10'2 x 15'1 at maximum dimensions, leading through to the dining room/conservatory and kitchen. The dining room/conservatory is accessible through both other reception rooms and overlooks the rear garden, measuring 8'8 x 21'7. The kitchen also overlooks the front of the home, measuring 12'3 x 7'6 and offering an abundance of cupboard and surface space. There is also a double bedroom on the ground floor which boasts built in wardrobes and adjoins an en-suite/WC.

Upstairs hosts a further two double bedrooms which are equal in size, 13'11 x 11'3 at maximum dimensions. One of the bedrooms benefits from fitted wardrobes with sliding doors whilst the other has an cupboard which stretches over the stairs.

The rear garden is WEST FACING and a fantastic size, comprised of patio, decking and artificial grass sections. There is a summer house and an enclosed Jacuzzi which will remain at the property. Due to being west facing, the garden soaks up the sun throughout the afternoon. To the front of the home is a driveway for multiple vehicles and a side access gate running from front to back.

This property is going to be in high demand so

call us today to book a viewing before it's too late!

Council Tax Band: D (£2147.31)

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.

GUIDE PRICE £425,000 - £450,000

0.4 miles from Railway Station

Highly Sought After Location

Entrance Hall

Living Room (16'7 x 11'4)

Lounge (10'2 x 15'1)

Dining Room/Conservatory (8'8 x 21'7)

Kitchen (12'3 x 7'6)

Ground Floor Bedroom (11'4 x 8'2) max

En-Suite/WC

Bedroom 1 (13'11 x 11'3) max

Bedroom 2 (13'11 x 11'3) max

Ground Floor Shower Room

West Facing Rear Garden

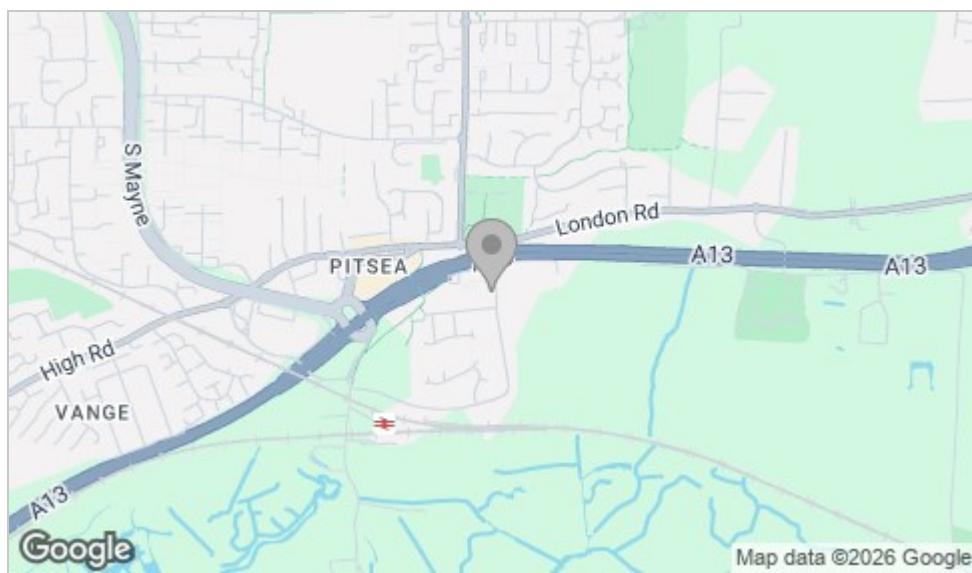
Driveway For Multiple Vehicles



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		84
(81-91)	B		
(69-80)	C		
(55-68)	D		55
(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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