



Bear Estate Agents are delighted to bring to the market, with NO ONWARD CHAIN, this deceptively spacious three-bedroom, two-reception room family home which profits from parking to the rear alongside being just a short walk from Pitsea Town Centre and rail links direct into London, the property is also very close to 'Basildon's Upper Academy'. Ofsted rated 'good', plus Northlands Infant School & Nursery, perfect for growing and already larger families.

- Welcoming Entrance Hall Complete With Ground Floor W/C
- Kitchen 11'9 x 7'7
- Family Bathroom Suite 8'8 x 4'8
- Driveway Parking To The Rear
- Stones Throw From Basildon Upper Academy - Ofsted Rated Good & Northlands Infant School & Nursery
- Living Room 14'11 x 10' Plus Separate Dining Room 14' x 9'7
- Master Bedroom 14'11 x 9'11, Bedroom Two 14'11 x 7'11 Plus Bedroom Three 9'1 x 6'10
- Pleasant Rear Garden Plus Area Of Front Garden
- Walking Distance To Pitsea Town Centre & Rail Links Direct Into London
- No Onward Chain

## Edinburgh Way

Basildon

**£270,000**

Offers Over



# Edinburgh Way



Internally the new owner will be greeted by the welcoming entrance hall complete with ground floor W/C. The entrance hall then allows access to one of the two reception rooms.

The main living room measures 14'11 x 10'6 and, combined with the separate dining room which measures a further 14' x 9'7, they combine to provide the perfect environment in which to both entertain and relax.

Completing the ground floor living accommodation is the kitchen, this measures 11'9 x 7'7 and offers a wealth of both worktop space and storage space.

The first floor begins with a spacious landing which allows access to all three sizeable bedrooms and the family bathroom suite.

The master bedroom measures 14'11 x 9'11, bedroom two measures 14'11 x 7'11 whilst bedroom three measures a further 9'1 x 6'10, all of the bedrooms are sizeable which is a fine feature within itself.

Completing the first floor is the family bathroom suite which measures 8'8 x 4'8 and consists of the bathtub, washbasin and W/C.

Externally this home continues to impress with a pleasant rear garden which is also able to offer parking via the large double gates to the rear of the garden. The front of the property offers a smaller area of garden.

To the front, the property opens onto a quiet & family-friendly walkway.

Situated within walking distance of Pitsea Town Centre and rail links direct into London the location offers something for all of the family and for those of all ages. There is also great access to both the A13 & A127. Basildon Upper Academy, Ofsted rated 'Good' is just a stones throw away whilst you will find Northlands Infant School and Nursery just a short walk away too.

Being sold with NO ONWARD CHAIN, internal viewings come highly recommended so that one can appreciate all that this fantastic home has to offer.

Freehold.  
Council Tax Band A.  
Amount £1,431.54.

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 £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## **Welcoming Entrance Hall**

### **Ground Floor W/C**

#### **Living Room**

14'11 x 10'

#### **Dining Room**

14' x 9'7

#### **Kitchen**

11'9 x 7'7

## **First Floor Landing**

#### **Master Bedroom**

14'11 x 9'11

#### **Bedroom Two**

14'11 x 7'11

#### **Bedroom Three**

9'1 x 6'10

#### **Bathroom Suite**

8'8 x 4'8

## **Pleasant Rear Garden**

## **Area Of Front Garden**

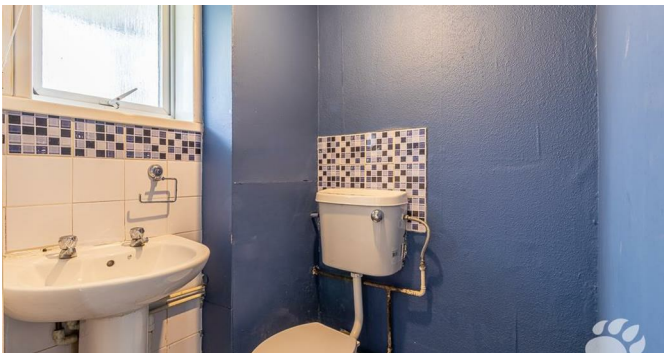
## **Driveway Parking To The Rear**

## **Walking Distance To Local Shops & Amenities**

## **Walking Distance To Rail Links Direct Into London**

## **Great Access To A13 & A127**

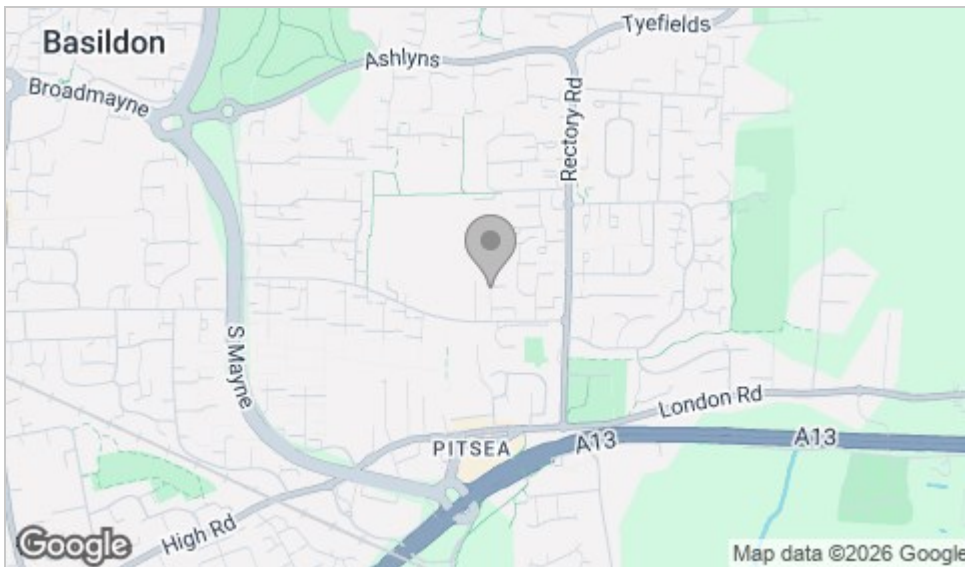
## **No Onward Chain**



# 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

