



Bear Estate Agents are delighted to bring to the market, this deceptively spacious three-bedroom family home which profits from a garage conversion providing an additional reception room and further utility room. The property also benefits from a SOUTH-FACING rear garden, perfect for the warmer months.

- Welcoming Entrance Hall Complete With Ground Floor W/C
- Lounge/Diner 18'10 x 13'2
- Utility Room 9'4 x 6'
- Family Bathroom Suite 10' x 5'9
- Driveway Parking
- Modern Kitchen 9'4 x 9'
- Family Room 11'7 x 9'4
- Master Bedroom 13'3 x 10', Bedroom Two 13'3 x 9'3 Plus Bedroom Three 9'2 x 6'2
- South Facing Rear Garden
- Quiet & Family Friendly Location Within Walking Distance Of Local Shops & Amenities

Downs Grove

Basildon

£365,000



Downs Grove



Internally the new owner will be greeted by the welcoming entrance hall complete with ground floor W/C and understairs storage. The entrance hall then allows further access to both reception rooms and the modern kitchen suite.

The first of the two reception rooms is the lounge come diner, this measures 18'10 x 13'2 and provides the perfect environment in which to both entertain and relax. The second of the two reception rooms measures a further 11'7 x 9'4, complete with corner shower unit. Given its size, this could be used as a ground floor, fourth bedroom, a home office, a childrens play room or a home gym. The options are vast which is a great illustration of the versatility this home offers.

Off of the second reception room is the 9'4 x 6' utility room. This is separated with stud work so if the new owner wanted to 'open' this up and have one larger room, this would be a simple and cost effective job to carry out.

The first floor commences with the landing allowing access to all three bedrooms and the family bathroom suite.

The master bedroom measures 13'3 x 10, bedroom two measures 13'3 x 9'3 whilst bedroom three measures 9'2 x 6'2.

Completing the first floor is family bathroom suite which measures 10' x 5'9 and consists of the bathtub with overhead shower, washbasin and W/C.

Externally the property benefits from a south facing rear garden whilst to the front there is driveway parking for multiple vehicles.

The property is tucked within a little cul de sac with no through traffic and is located within walkig distance of local shops and amenities and within close proximity of Pitsea Town Centre and rail links direct into London. The property also offers great access to the A13 & A127.

Internal viewings come strongly recommended so that one can appreciate all that this home has to offer.

Freehold.
Council Tax Band C.
Amount £1,908.72.

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.

Welcoming Entrance Hall

Ground Floor W/C

Kitchen

9'4 x 9'

Lounge/Diner

18'10 x 13'2

Family Room

11'7 x 9'4

Utility Room

9'4 x 6'

First Floor Landing

Master Bedroom

13'3 x 10'

Bedroom Two

13'3 x 9'3

Bedroom Three

9'2 x 6'2

Family Bathroom Suite

10' x 5'9

South Facing Rear Garden

Driveway Parking

Quiet Cul De Sac Location

Walking Distance To local Shops & Amenities

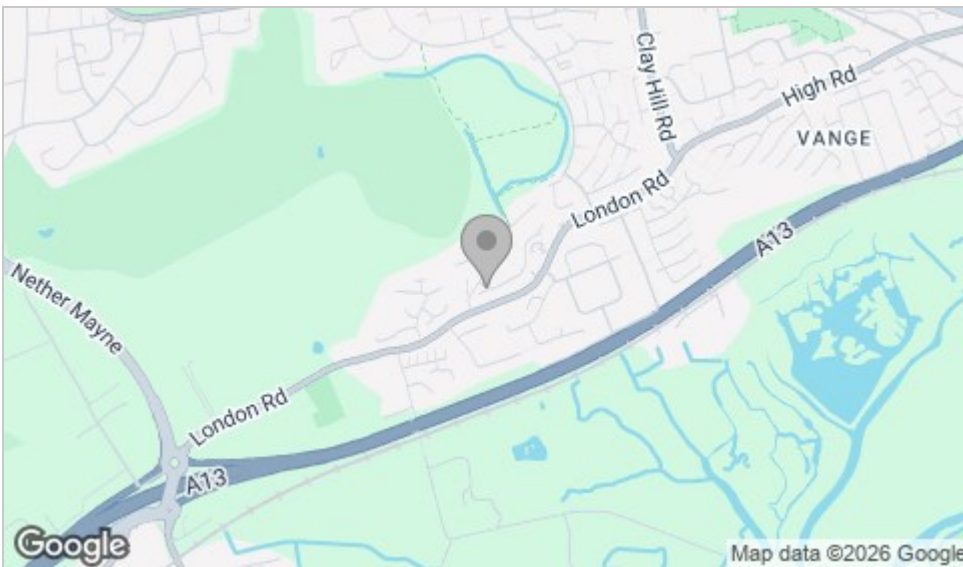
Close Proximity To Pitsea Town Centre



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	