



Bear Estate Agents are understandably enthused to bring to the market this beautifully presented and lovingly cared for FOUR DOUBLE BEDROOM DETACHED HOME which sits on an enviable plot, overlooking a pleasant area of greenery offering a wealth of driveway parking, further frontage, a garage and a large rear garden which measures approximately 75' x 65'. Further benefits include being just a short walk from the town centre, hospital and rail links direct into London.

- Striking & Spacious Entrance Hall Complete With Ground Floor W/C
- Dining Room 10'11 x 9'10
- Four Sizeable Double Bedrooms
- Large Rear Garden - Approx 75' x 65', With Side Access To Both Sides
- Quiet & Family Friendly Cul De Sac Overlooking Pleasant Area Of Greenery
- Living Room 23'8 x 11'11
- Kitchen 13'2 x 8'6
- Four-Piece Family Bathroom Suite 8'10 x 6'7
- Wealth Of Driveway Parking & Garage
- Next To Basildon Golf Course & Walking Distance To Town Centre & Rail Links Into London

## The Knowle

Basildon

**£650,000**

Offers Over



# The Knowle



Internally the new owner will be greeted by the striking and spacious entrance hall complete with ground floor W/C. The entrance hall allows access to the large living room, separate dining room and smart kitchen suite.

Worth of special mention is the incredible living room, this measures 23'8 x 11'11 and offers the perfect environment in which to both entertain and relax. The living room is flooded with natural light via dual aspect windows and the double doors to the rear of the room.

Separate to the living room is the dining room which measures 10'11 x 9'10. There is a serving hatch through to the kitchen too.

The kitchen itself measures 13'2 x 8'6 and offers an abundance of both worktop space and storage space. The kitchen provides access out to the garden and overlooks the front of the property and a pleasant area of greenery.

The first floor commences with a spacious landing area which allows further access to all four double bedrooms and the four-piece family bathroom suite.

Bedroom one measures 12'5 x 12'5 with fitted wardrobes, bedroom two measures 14'6 x 9', again with fitted wardrobes, bedroom three measures 11'3 x 10'4 whilst bedroom four measures a generous 9'11 x 9'9, again, with fitted wardrobes. All four bedrooms are sizeable double bedrooms which is a fine feature within itself.

The four-piece family bathroom suite measures 8'10 x 6'7 and consists of the corner bath, walk-in shower, washbasin and W/C.

Externally this wonderful family home continues to impress and excel with a stunning rear garden which measures approximately 75' in length and 65' in width. The garden is majority laid to lawn, with an area of patio, perfect for summer barbeques in the warmer months, to the rear of the garden the current owner has mature plum and apple trees, grape vines, fig trees, and a wide variety of shrubs, creating a private outdoor space offering a peaceful retreat. We can provide photos of last years pickings if the new buyer would be keen to see. There is dual aspect side access leading to the front. The garden offers huge potential for extension, of course, subject to planning should the new owners desire additional living space.

To the front there is driveway parking for multiple vehicles and a garage.

The plot in its entirety measures approximately 130' in length and 65' in width, a striking yet welcoming plot offering vast potential for the new owners.

Situated next to Basildon Golf Course and within walking distance of the town centre, Basildon hospital and rail links direct into London the location offers something for all of the family and for those of all ages. The property further benefits from being tucked down a quiet and family-friendly cul de sac overlooking an area of greenery, wonderful for growing and larger families with younger children, dog walkers alike, again, adding to the family feel that this home possesses.

Internal viewings come strongly recommended so that one can appreciate and acknowledge the time, care and attention to detail the current owner has invested into bringing their home as close to perfect as possible.

Freehold.  
Council Tax Band F.  
Amount £3,101,67.

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.

## **Striking & Spacious Entrance Hall**

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

#### **Living Room**

23'8 x 11'11

#### **Dining Room**

10'11 x 9'10

#### **Kitchen**

13'2 x 8'6

### **Spacious Landing**

#### **Master Bedroom**

12'5 x 12'5

#### **Bedroom Two**

14'6 x 9'

#### **Bedroom Three**

11'3 x 10'4

#### **Bedroom Four**

9'11 x 9'9

### **Four-Piece Family Bathroom Suite**

8'10 x 6'7

### **Large Rear Garden Approx 75' x 65'**

### **Side Access To Both Sides**

### **Wealth Of Driveway Parking**

### **Garage**

### **Walking Distance To Town Centre & Rail Links**

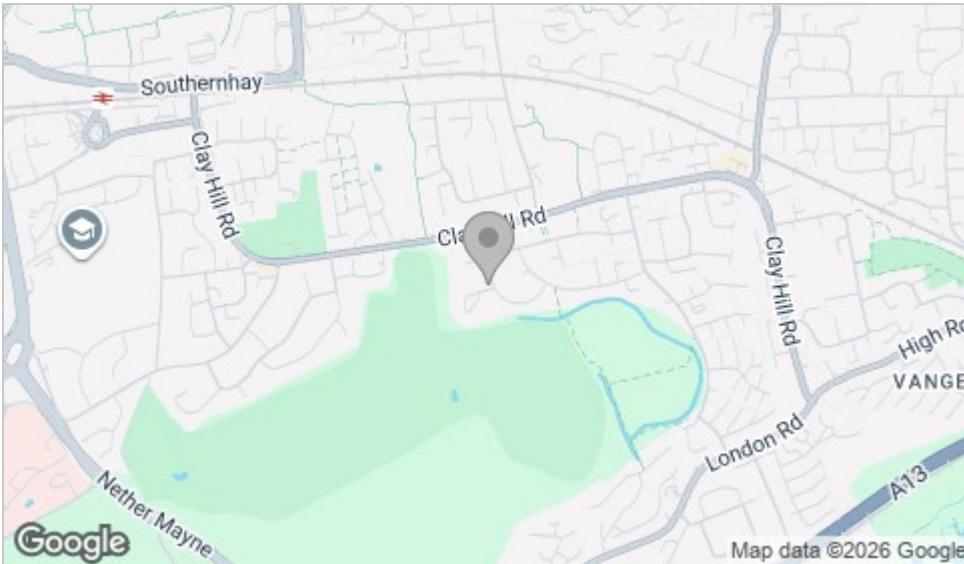
### **Next To Basildon Golf Course**



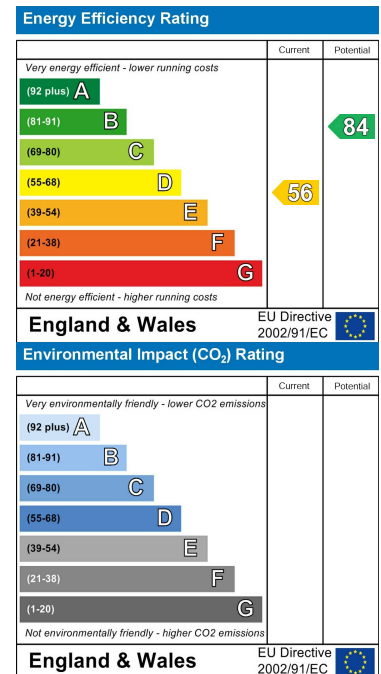
# Floor Plan



# Area Map



# Energy Efficiency Graph



# 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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