



Bear Estate Agents are understandably enthused to bring to the market with NO ONWARD CHAIN, this beautifully presented and lovingly cared for FOUR bedroom detached home which profits from DRIVEWAY PARKING FOR UP TO 7 VEHICLES and the most picturesque of locations nestled at the bottom of a quiet and family-friendly cul de sac, fronting onto a walkway which leads directly into Langdon Hills Nature Reserve.

## Woodview

Basildon

**£600,000**

- Inviting Entrance Hall Complete With Ground Floor W/C
- Living Room 16'3 x 10'7
- Family Bathroom Suite 10'5 x 7'1 Plus En Suite To Master 7'1 x 4'10
- Huge Driveway Offering Parking For 7/8 Vehicles
- Walking Distance To Local Shops, Amenities & Rail Links Direct Into London
- Kitchen/Living/Dining Area 25'5 x 9'2
- Master Bedroom 13'6 x 10', Bedroom Two 12'7 x 8'4', Bedroom Three 10'6 x 7'6 Plus Bedroom Four 10'10 x 6'11
- Pleasant South Facing Rear Garden With Side Access
- Quiet & Family-Friendly Cul De Sac Opening Onto Bridlepath Leading Directly Into Langdon Hills Nature Reserve
- No Onward Chain



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# Woodview



Internally the new owner will be greeted by the spacious entrance hall which comes complete with ground floor W/C and understairs storage.

The impressive living room measures a generous 16'3 x 10'7 with a feature bay window, 7'4 x 2'4 which becomes the focal point of the room.

Worthy of special mention is the incredible kitchen, living and dining area which measures 25'5 x 9'2. Previously set up as two individual rooms the current owners have made this a huge open plan living space and quite wonderfully created ample room within the kitchen, complete with breakfast bar, plenty of dining space plus an additional sofa and TV creating an additional living area too. This room offers the perfect environment in which to both entertain and relax.

There is another feature bay window from the kitchen, living, dining area alongside two large sets of double doors which lead out to the garden, and also flood the room with natural light.

The current owners have also taken half of their garage and created a utility room, off of the kitchen, this measures 8'1 x 7'10, whilst leaving garage space remaining of 8'10 x 8'1.

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

The master bedroom measures 13'6 x 10', with a feature bay window plus fitted wardrobes and an en suite shower room, 7'1 x 4'10. bedroom two measures 12'7 x 8'4, again, with fitted wardrobes, bedroom three measures a further 10'6 x 7'6, with fitted storage whilst bedroom four measures 10'10 x 6'11, again with fitted wardrobes. All four bedrooms are sizeable which is a fine feature within itself.

Completing the first floor is the family bathroom suite which measures 10'5 x 7'1, the bathroom suite consists of bathtub with overhead shower, washbasin and W/C. Given the size of the bathroom, there is scope to change this to a four piece bathroom suite and fit a shower to the left hand side as you enter the bathroom.

Externally this home continues to impress and excel with a great sized and south-facing rear garden, with side access. To the front there is a huge driveway offering parking for between 7 - 8 vehicles. The driveway measures approximately 60' in length and 30' in width.

It is extremely rare for homes to have such large driveways and we believe this to be a real unique selling point to this home.

The property itself is nestled at the bottom of a quiet and family-friendly cul de sac with no through traffic, another fine feature. This wonderful family home opens onto a public bridleway which leads directly into Langdon Hills Nature Reserve.

Situated within walking distance of local shops, schools, amenities and rail links direct into London the location is able to offer something for all of the family and for all ages.

9 years ago the current owners opened up the kitchen/dining area into one space, fitted the new kitchen and the utility room, they replaced the front door and all of the double glazing, the bathrooms were replaced and in 2023, the boiler was replaced.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended so that one can appreciate and acknowledge the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as possible.

Freehold.  
Council Tax Band E.  
Amount £2,624.49.

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.

## Inviting Entrance Hall

## Ground Floor W/C

### Living Room

16'3 x 10'7

### Kitchen/Dining/Living Area

25'5 x 9'2

### Utility Room

8'1 x 7'10

## First Floor Landing

### Master Bedroom

13'6 x 10'

### En Suite

7'1 x 4'10

### Bedroom Two

12'7 x 8'4

### Bedroom Three

10'6 x 7'6

### Bedroom Four

10'10 x 6'11

## Fitted Storage To All Bedrooms

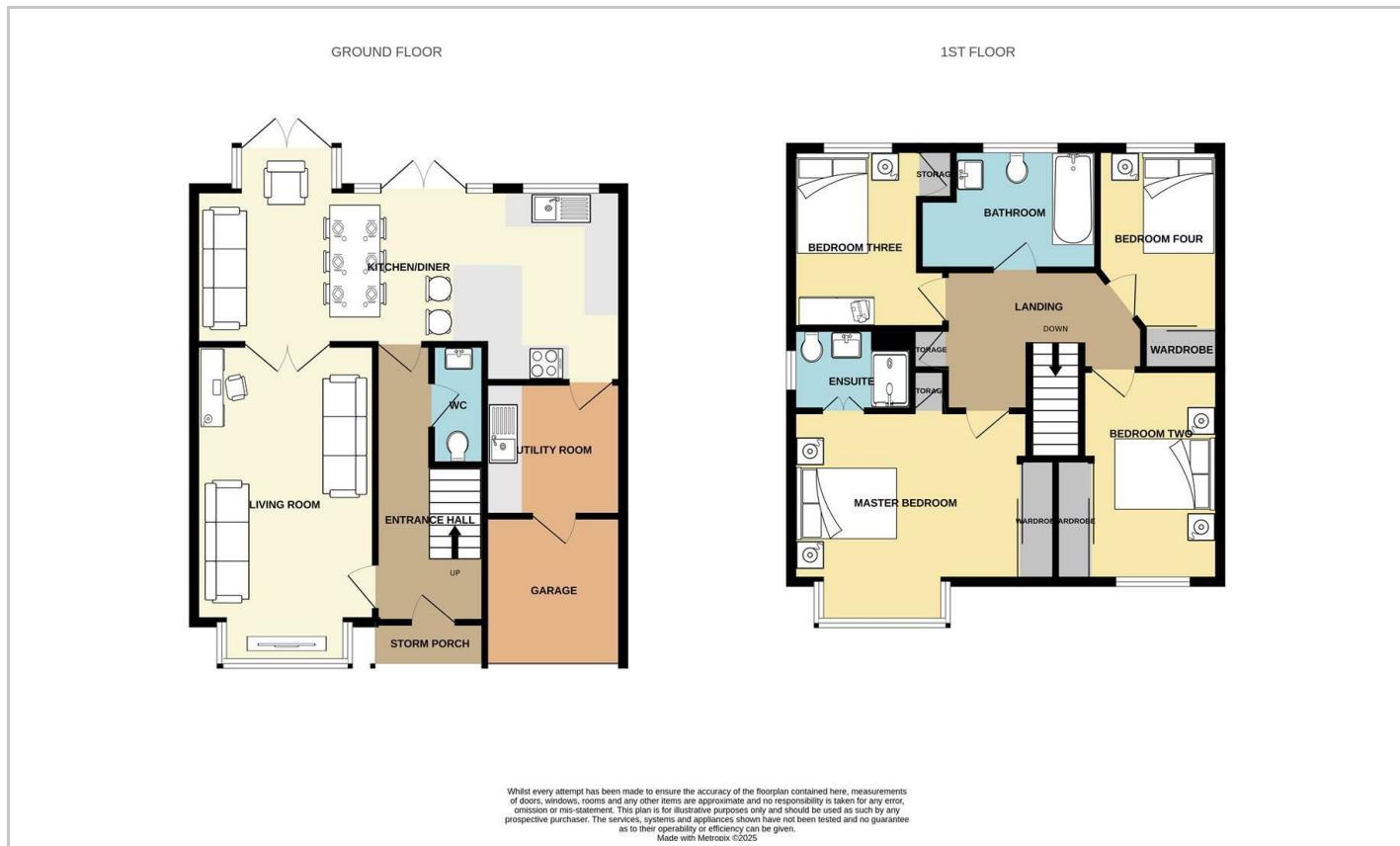
### Family Bathroom Suite

10'5 x 7'1

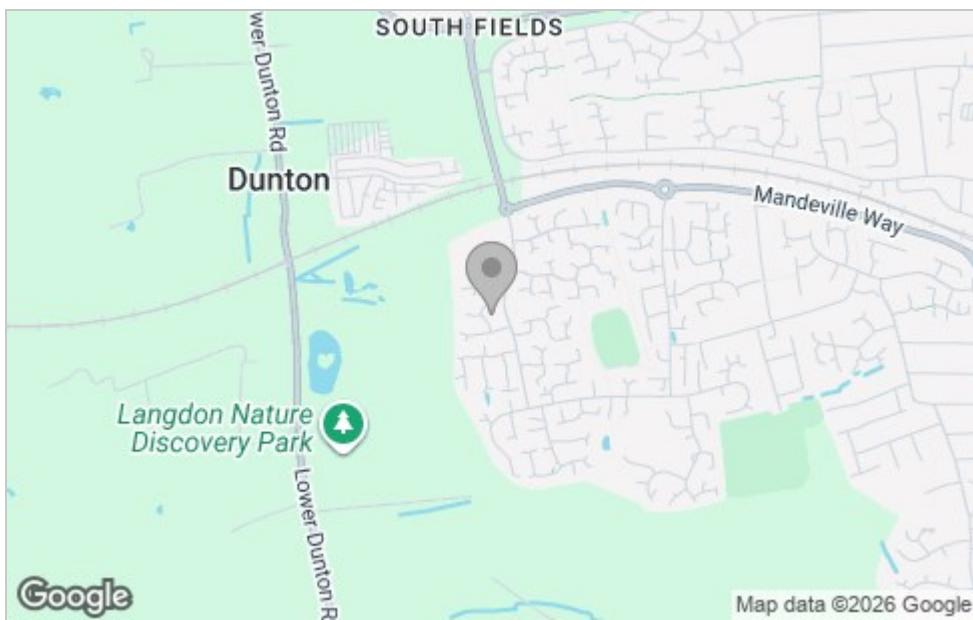
## South Facing Rear Garden



## Floor Plan



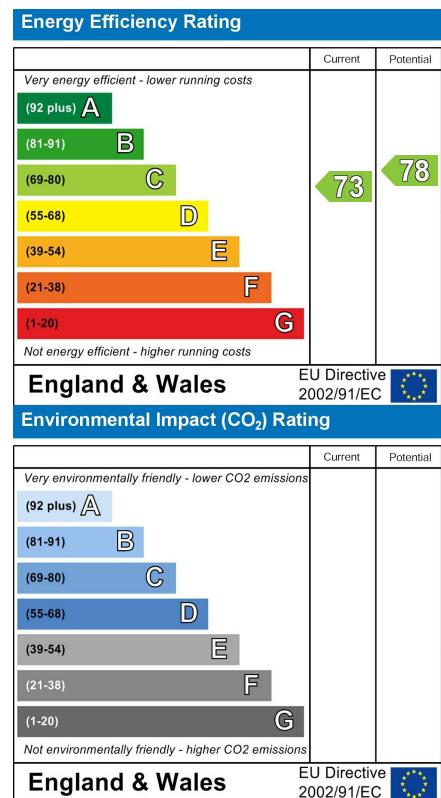
## Area Map



## 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



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