

# bear

*Estate Agents*



Bear Estate Agents are delighted to bring to the market this immaculately presented three-bedroom semi-detached house, benefitting from a loft conversion and offering beautifully extended, high-spec living accommodation throughout. Positioned within the highly sought-after Langdon Hills area, this home has been finished to an exceptional standard and is perfectly suited to modern family living. The property is ideally located close to local shops, well-regarded schools and popular bus routes. Laindon Railway Station is just 0.5 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A13 and A127 are both a short drive away, offering excellent access into London and beyond.

- Located in the Sought After Langdon Hills Area
- Open Plan Kitchen/Lounge/ Diner (38'0 x 14'11 Max)
- Bedroom One with En Suite (10'6 x 9'11)
- Bedroom Three (12'6 x 9'0)
- Low Maintenance Rear Garden with Side Access
- 0.5 Miles to Laindon Railway Station
- Bespoke Kitchen with Granite Worktops and Island
- Bedroom Two (16'6 x 12'0 Max)
- Downstairs W/C and Modern Family Shower Room
- Block Paved Driveway for Two Vehicles

## Vowler Road

Basildon

**£500,000**



# Vowler Road



Internally, the home begins with a welcoming entrance hall which hosts the stairs, a well-designed under-stair storage cupboard and an additional coat cupboard, both complete with lighting and power. There is also a convenient downstairs W/C.

The ground floor opens into a truly stunning open-plan kitchen/lounge/diner measuring an impressive 38'0 x 14'11 at its maximum dimensions, forming the undeniable heart of the home.

The kitchen area is bespoke and finished to a high specification, offering an abundance of cupboard and granite worktop space, including a central island and matching granite splashbacks. All units benefit from soft-close fittings, and the kitchen is equipped with integrated Neff appliances, as well as a Bosch dishwasher and a washing machine, creating a sleek and highly functional space.

The dining area flows effortlessly from the kitchen and comfortably accommodates a large dining table, making it perfect for family meals or entertaining guests. This space is further enhanced by the rear extension, complete with four electric skylights with fitted blinds, which flood the room with natural light throughout the day, alongside glazed patio doors opening onto the garden.

The lounge area is positioned to the front of the home and has been thoughtfully designed with the removal of the chimney breast to maximise space, creating a generous and versatile living area. This space is perfect for both relaxing and entertaining, offering a comfortable retreat away from the kitchen/dining area while still maintaining an open plan feel.

Moving to the first floor, the landing provides access to two bedrooms.

Bedroom One measures 10'6 x 9'11 and is a well-proportioned double bedroom, enhanced by its own en-suite shower room, complete with underfloor heating, providing a private and convenient space.

Bedroom Three measures 12'6 x 9'0 and is another generously sized room, comfortably accommodating a double bed and additional furniture, making it ideal as a guest bedroom, child's room or home office.

Moving to the second floor, the landing leads to the impressive loft-converted bedroom and the family shower room.

Bedroom Two measures 16'6 x 12'0 at its maximum dimensions and is a standout feature of the home. This spacious room benefits from eaves storage, a large rear window and two skylights to the front, creating a bright and airy environment. The layout offers excellent flexibility for use as a main bedroom suite or an additional living space.

The internal accommodation is completed by a modern family shower room, also complete with underfloor heating, providing a stylish and practical finish to the home.

Externally, the property continues to impress with a sizeable, low-maintenance rear garden, featuring a combination of composite decking and artificial turf, ideal for both relaxing and entertaining. The garden also benefits from side access and two sheds complete with power and lighting.

To the front, there is a block-paved driveway providing parking for two vehicles, completing this fantastic home.

This exceptional property offers high-spec finishes, expansive living space and a prime location, making it a perfect choice for buyers seeking a stylish, move-in-ready family home.

Council Tax Band: C (€1908.72)

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.

## Three Bedroom Semi Detached House

### Loft Conversion

### Located in the Sought After Langdon Hills Area

### Close to Shops Schools and Bus Routes

### 0.5 Miles to Laindon Railway Station

### Direct Links to London Fenchurch Street

### Easy Access to the A13 and A127

### Open Plan Kitchen/Lounge/ Diner (38'0 x 14'11 Max)

### Bespoke Kitchen with Granite Worktops and Island

### Rear Extension with Four Electric Skylights and Pa

### Lounge Positioned to the Front

### Bedroom One with En Suite (10'6 x 9'11)

### Bedroom Two (16'6 x 12'0 Max)

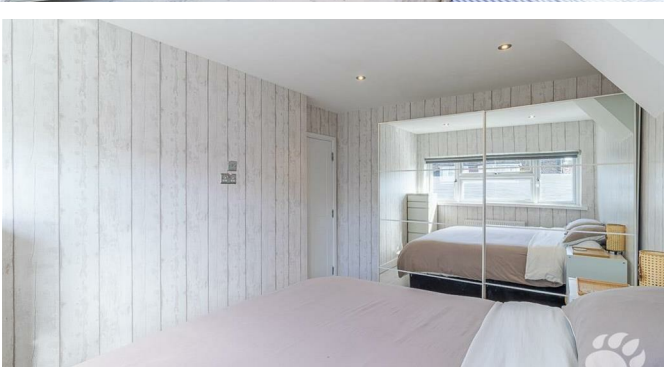
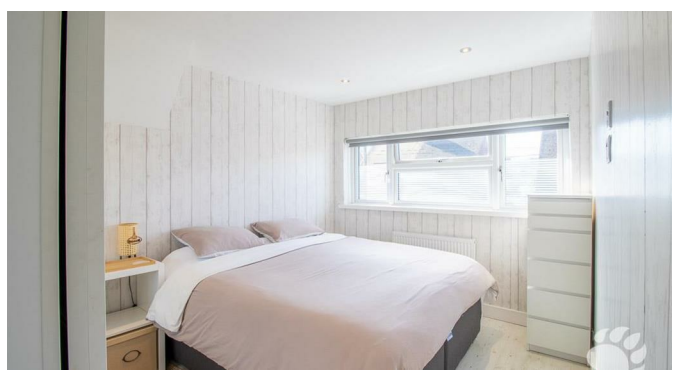
### Bedroom Three (12'6 x 9'0)

### Downstairs W/C

### Modern Family Shower Room

### Low Maintenance Rear Garden with Side Access

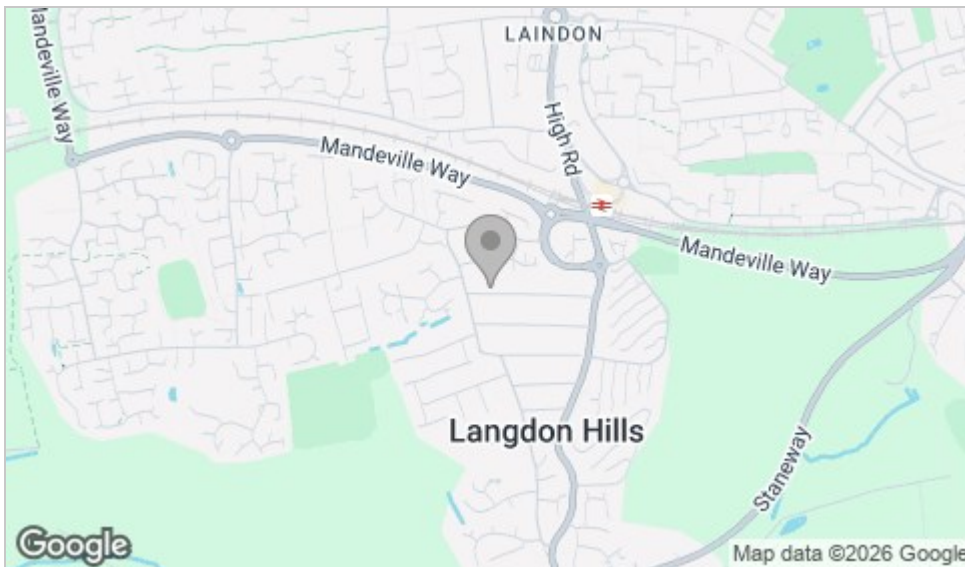
### Block Paved Driveway for Two Vehicles



# 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.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	