



Guide Price £325,000 - £350,000... Bear Estate Agents are delighted to present this deceptively spacious THREE BEDROOM TERRACED home, ideally positioned along the ever-popular Cobden Walk. The property enjoys excellent access to a range of local schools, everyday shops and well-used bus routes, with Tesco Extra just 1.2 miles away. Pitsea Railway Station is also only 1.2 miles from the property, offering direct links into London Fenchurch Street via the C2C Rail Service, while the nearby A13 provides a straightforward route into The City for those who commute by car.

- Excellent Access to Local Schools, Shops and Bus Routes
- Tesco Extra Approx. 1.2 Miles Away
- Garage to the Rear
- Open Plan Kitchen: 15'5 x 9'10 Max
- Family Bathroom
- Pitsea Railway Station Approx. 1.2 Miles
- Easy Access to the A13
- Lounge/Diner: 17'4 x 15'9
- Downstairs W/C
- Low Maintenance Front and Rear Gardens

## Cobden Walk

Basildon

**£325,000**

Guide Price



# Cobden Walk



Upon entering, you are welcomed by a generous Entrance Hall, complete with stairs rising to the first floor and a convenient downstairs W/C.

The impressive Lounge/Diner measures 17'4 x 15'9 and offers a superb sense of space. A large window and glazed door to the rear allow natural light to pour in throughout the day, creating an inviting and versatile area that works perfectly as a family hub or an ideal space for entertaining.

Open plan to the Lounge/Diner is the Kitchen, which measures 15'5 x 9'10 at its maximum dimensions. This well-laid-out space boasts an abundance of cupboard and worktop space, making it a dream setting for home cooking and everyday living alike.

Upstairs, the Landing provides access to all bedrooms and the family bathroom, while also benefiting from two useful storage cupboards.

Bedroom 1 is a fantastic double room measuring 15'7 x 8'6 max, while Bedroom 2 follows closely behind at 14'2 x 8'6 max. Both rooms comfortably accommodate double beds, wardrobes and additional furniture. Bedroom 3 measures 9'9 x 7'0 and is perfectly suited for use as a guest room, nursery or home office.

Completing the first floor is the three-piece family bathroom, fitted with a shower-over-bath, toilet and sink.

Externally, the property continues to impress with both front and rear gardens designed for low maintenance living. Further benefits include a garage positioned to the rear with parking available to the rear also.

This fantastic home offers generous living space, excellent transport links and a highly convenient location, making it an ideal choice for a wide range of buyers. Early viewing is strongly recommended to fully appreciate everything this property has to offer.

Council Tax Band: B (£1670.13)

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.

## **Popular Pitsea Location**

**Excellent Access to Local Schools, Shops and Bus R**

**Pitsea Railway Station Approx. 1.2 Miles**

**Tesco Extra Approx. 1.2 Miles Away**

**Easy Access to the A13**

**Garage to the Rear**

**Lounge/Diner: 17'4 x 15'9**

**Open Plan Kitchen: 15'5 x 9'10 Max**

**Bedroom 1: 15'7 x 8'6 Max**

**Bedroom 2: 14'2 x 8'6 Max**

**Bedroom 3: 9'9 x 7'0**

**Family Bathroom**

**Downstairs W/C**

**Low Maintenance Front and Rear Gardens**





Floor Plan

