



GUIDE PRICE £325,000 - £340,000. Bear Estate Agents are thrilled to bring to the market this much improved and highly spacious TWO bedroom end-terraced house! Danbury Down is located in the heart of Fryerns, found off of the popular Whitmore Way with this home being within walking distance of local schools, local shops and well used bus routes. Basildon Railway station is also only a 1.8 mile walk from the home which conveniently connects London Fenchurch Street on the reliable C2C rail service. Finally, the road links are fantastic from this location with the A127 and A13 being an incredibly short drive in each direction which links the M25 in no time!

- GUIDE PRICE £325,000 - £340,000
- 1.7 Miles to Basildon Railway Station
- Lounge/Diner (11'5 x 17'5)
- Bedroom 2 (11'6 x 10'7)
- Large West-Facing Rear Garden
- Walking Distance to Shops and Schools
- Kitchen (9'3 x 11'2)
- Bedroom 1 (9'7 x 14'0)
- Family Bathroom Suite
- Driveway to Front

## Danbury Down

Basildon

**£325,000**

Guide Price



# Danbury Down



The internal layout of this home begins with an inviting entrance hall which hosts the stairs and leads through to both the lounge/diner and kitchen. The kitchen is located at the front of the home and boasts newly fitted kitchen units which offer an abundance of cupboard and surface space! There are also integrated appliances including full length fridge and freezer, dishwasher and microwave! The lounge/diner stretches across the entire rear of the home, measuring 11'5 x 17'5 and boasting a large window which overlooks the rear garden as well as a door for access.

Upstairs is equally generous for space, offering two double bedrooms and a family bathroom. Bedroom 1 measures 9'7 x 14'0 and benefits from a large storage cupboard which sits over the top of the stairs. Bedroom 2 measures 11'6 x 10'7, bigger than some master bedrooms! The family bathroom is a three piece suite comprised of bath, toilet and sink.

Externally are some of the key selling points to the property. The rear garden is a fantastic size and notable WEST FACING, seeing the sun throughout the afternoon! There is a side access gate which is very helpful for gardening tools and bins. There is a dropped curb which leads to a stoned driveway at the front of the home, large enough for two cars side by side.

We highly recommend viewing this home as it is bound to sell very fast, so call us today to organise an appointment!

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.

**GUIDE PRICE £325,000 - £340,000**

**Walking Distance to Shops and Schools**

**1.7 Miles to Basildon Railway Station**

**Entrance Hall**

**Kitchen (9'3 x 11'2)**

**Integral Appliances**

**Lounge/Diner (11'5 x 17'5)**

**Bedroom 1 (9'7 x 14'0)**

**Bedroom 2 (11'6 x 10'7)**

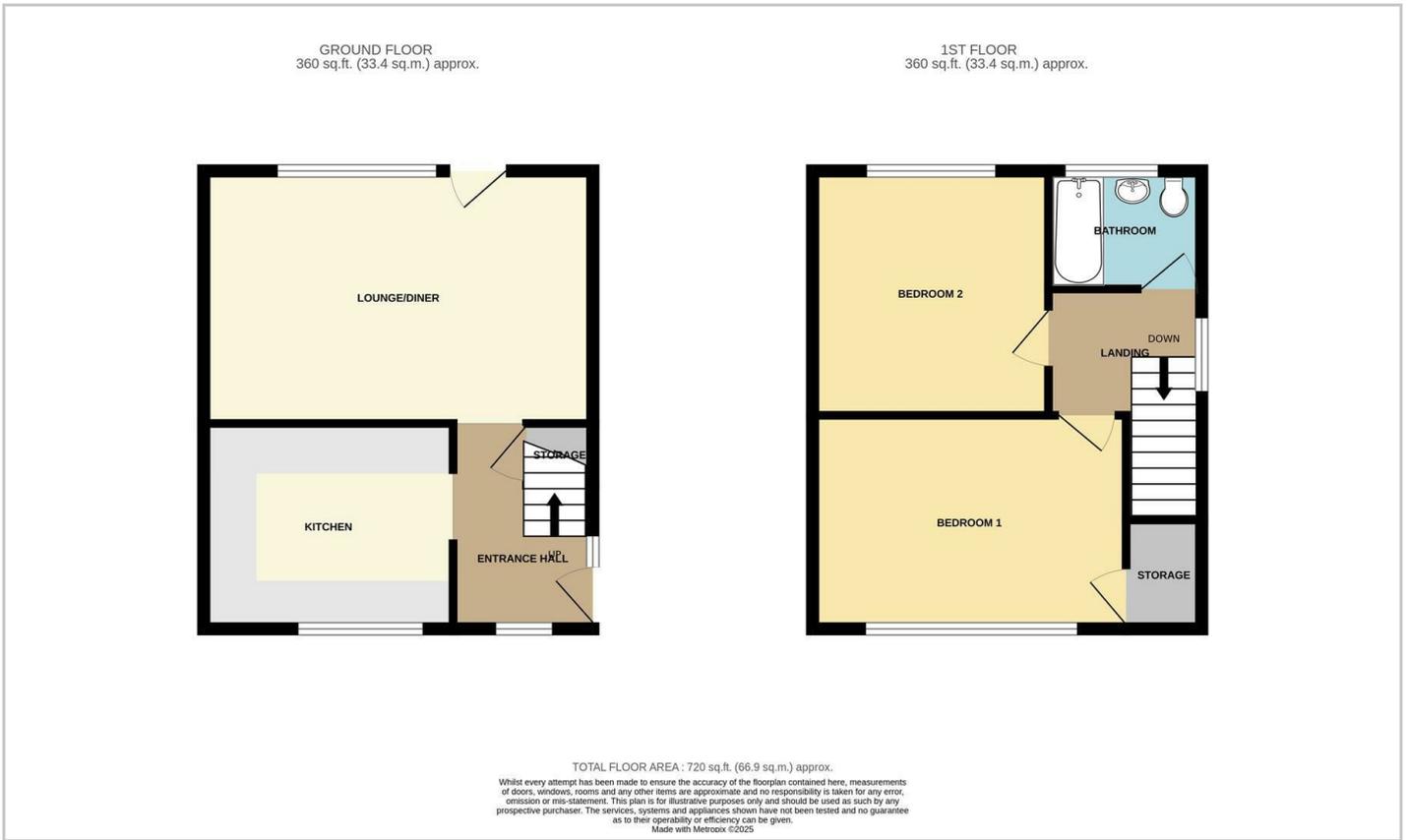
**Family Bathroom Suite**

**Large West-Facing Rear Garden**

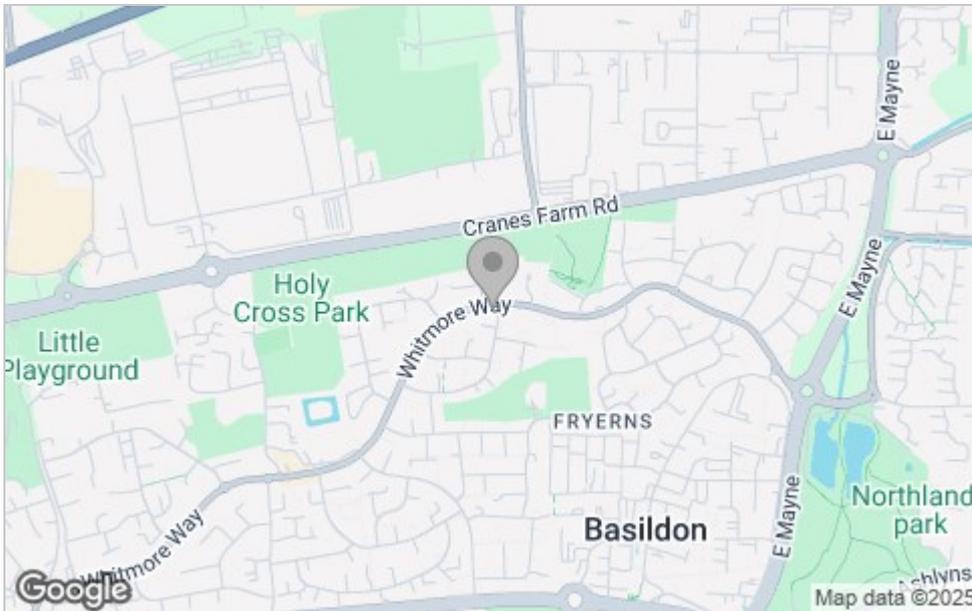
**Driveway to Front**



# 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.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 [basildon@bearestateagents.co.uk](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

