



NO ONWARD CHAIN! Bear Estate Agents are thrilled to bring to the market this incredibly well cared for TWO DOUBLE bedroom SEMI-DETACHED house located in the highly sought-after area in Eversley, sold with a GARAGE & PARKING! Challock Lees is part of a quaint series of roads, located in Eversley within walking distance of local shops, local schools and only 0.8 miles from Pitsea Railway Station which helpfully connects London Fenchurch Street. Even closer is the vast array of shops and services located at Pitsea Market & Pitsea Retail Park including Tesco Extra, Aldi, The Range, B&M and more!

- NO ONWARD CHAIN!
- 0.8 Miles to Railway Station
- Lounge (17'6 x 13'0)
- Bedroom 1 (9'4 x 13'0)
- Three-Piece Bathroom Suite
- GARAGE & PARKING
- Entrance Hall
- Kitchen (8'10 x 13'0)
- Bedroom 2 (8'11 x 13'0)
- Wrap Around Garden

## Challock Lees

Basildon

**£325,000**

Guide Price



# Challock Lees



Guide Price £325,000 - £350,000...

Internally, this smart home begins with an airy entrance hall which leads through to the lounge. The lounge measures 17'6 x 13'0, hosts the stairs and benefits from a large south-west facing window which floods the room with natural light throughout the day. The kitchen is located at the rear of the property, measuring 8'10 x 13'0 and boasting an abundance of cupboard and surface space. There is a large window and a rear door into the garden. Upstairs host TWO DOUBLE BEDROOMS almost identical in size and a three-piece bathroom with shower over bath.

The garden wraps around the side of the home, maximising the corner plot with designated sitting area, storage area and grass area. There is also a side gate to the garden and a rear gate which opens on to the driveway. The driveway is long enough for at least TWO vehicles and there is also a GARAGE.

Homes in this area are incredibly popular and we cannot foresee this being available for long. Call us today to organise an appointment and see the home first hand!

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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.

**NO ONWARD CHAIN!**

**GARAGE & PARKING**

**Sought-After Area**

**0.8 Miles to Railway Station**

**Entrance Hall**

**Lounge (17'6 x 13'0)**

**Kitchen (8'10 x 13'0)**

**Bedroom 1 (9'4 x 13'0)**

**Bedroom 2 (8'11 x 13'0)**

**Three-Piece Bathroom Suite**

**Wrap Around Garden**

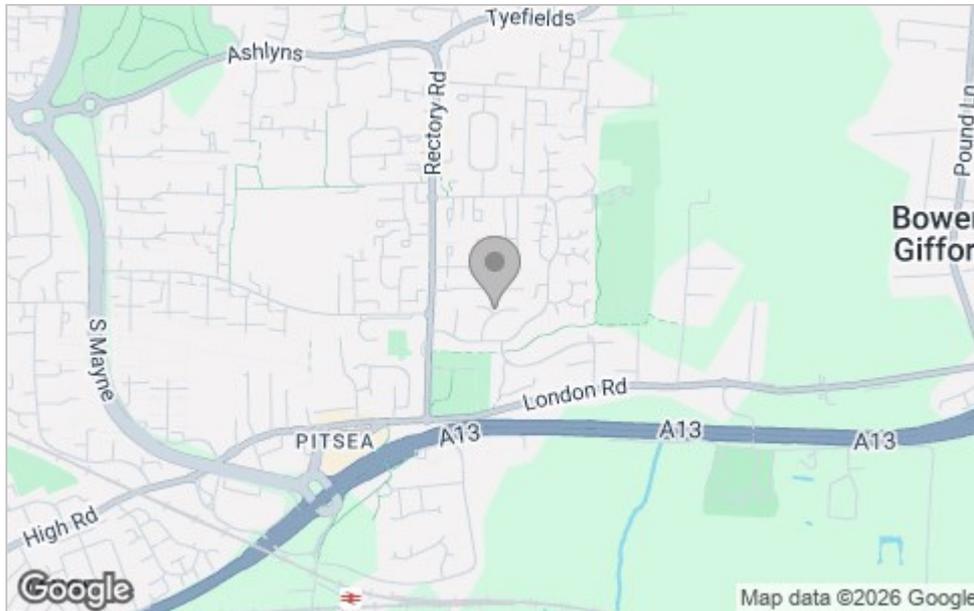




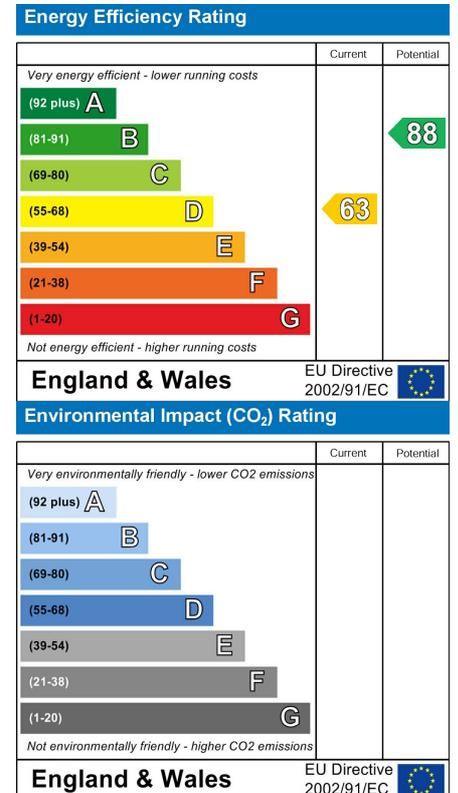
## Floor Plan



## 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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