bear
Estate Agents

Guide Price £285,000 - £295,000... Bear Estate Agents are thrilled to bring to the market this deceptively spacious three double-bedroom family home which profits from a west-facing rear garden plus the added benefit of being just a very short walk from rail links direct into London via Laindon Station. Further benefits include a ground floor W/C and a combi boiler which was fitted only in 2020.

Sorrel Court

Basildon

£285,000
Guide Price

- Welcoming Entrance Hall Complete With Ground Floor W/C
- Kitchen/Diner 17'3 x 7'11 Extending Into 6'8 x 5'4
- Bathroom Suite 6'6 x 5'6
- Opening Onto & Into Family-Friendly Walkway
- Short Walk To Rail Links Direct Into London Plus To Local Shops & Amenities
- Living Room 14'10 x 11'8
- Master Bedroom 14'10 x 8'5, Bedroom Two 14'10 x 8' Plus Bedroom Three 11'9 x 8'10
- West Facing Rear Garden With Rear Access
- Wealth Of Communal Parking
- Combi Boiler Fitted 2020

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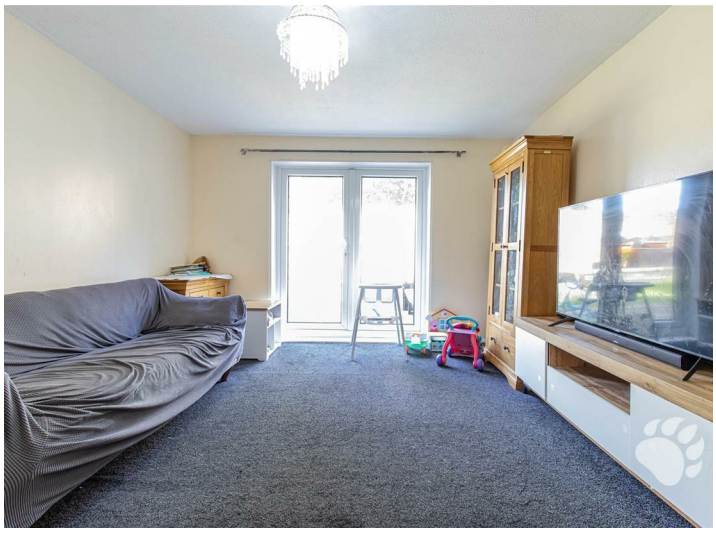
Sorrel Court



Guide Price £285,000 - £295,000...

Internally the new owner will be welcomed in via the inviting entrance hall complete with ground floor W/C and storage.

Worthy of special mention is the impressive kitchen come diner, the main dining area measures 17'3 x 7'11 and this extends further into the kitchen area which measures an additional 6'8 x 5'4. The kitchen provides a wealth of worktop space and storage space as it extends back into the dining area. This room is flooded with natural light via the double doors which open onto the west facing rear garden.

Completing the ground floor living accommodation is the main living room. This measures 14'10 x 11'8, again, with large double doors opening onto and into the west facing rear garden.

The first floor commences with the spacious landing which allows access to the family bathroom suite and three genuine double bedrooms.

The master bedroom measures 14'10 x 8'5, bedroom two measures 14'10 x 8' whilst bedroom three is a generous 11'9 x 8'10. It is rare to find such well sized bedrooms and this would be perfectly suited to younger and growing families.

Completing the first floor is the main family bathroom suite which measures 6'6 x 5'6 and consists of the bathtub with overhead shower, W/C and washbasin.

Externally this home continues to impress with a west-facing rear garden which further profits from rear access. The front opens onto and into a family-friendly walkway.

Situated just a very, very short walk from Laindon train station providing direct links into London and within walking distance of local shops and amenities the location provides something for all ages and for all of the family. There are also local schools closeby too.

There is a wealth of communal parking just a short distance from the property too.

Internal viewings come strongly recommended so all that this home has to offer can be acknowledged first hand.

Freehold.
Council Tax Band = B
Amount = £1479.52.

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 £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

Welcoming Entrance Hall

Ground Floor W/C

Kitchen/Diner
17'3 x 7'11
Extending Into 6'8 x 5'4

Living Room
14'10 x 11'8

First Floor Landing

Master Bedroom
14'10 x 8'5

Bedroom Two
14'10 x 8'

Bedroom Three
11'9 x 8'10

Three Genuine Double Bedrooms

Bathroom Suite
6'6 x 5'6

West Facing Rear Garden

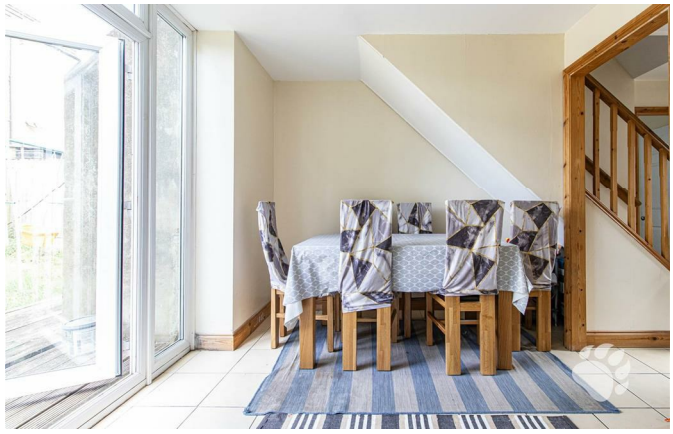
Rear Access

Wealth Of Communal Parking

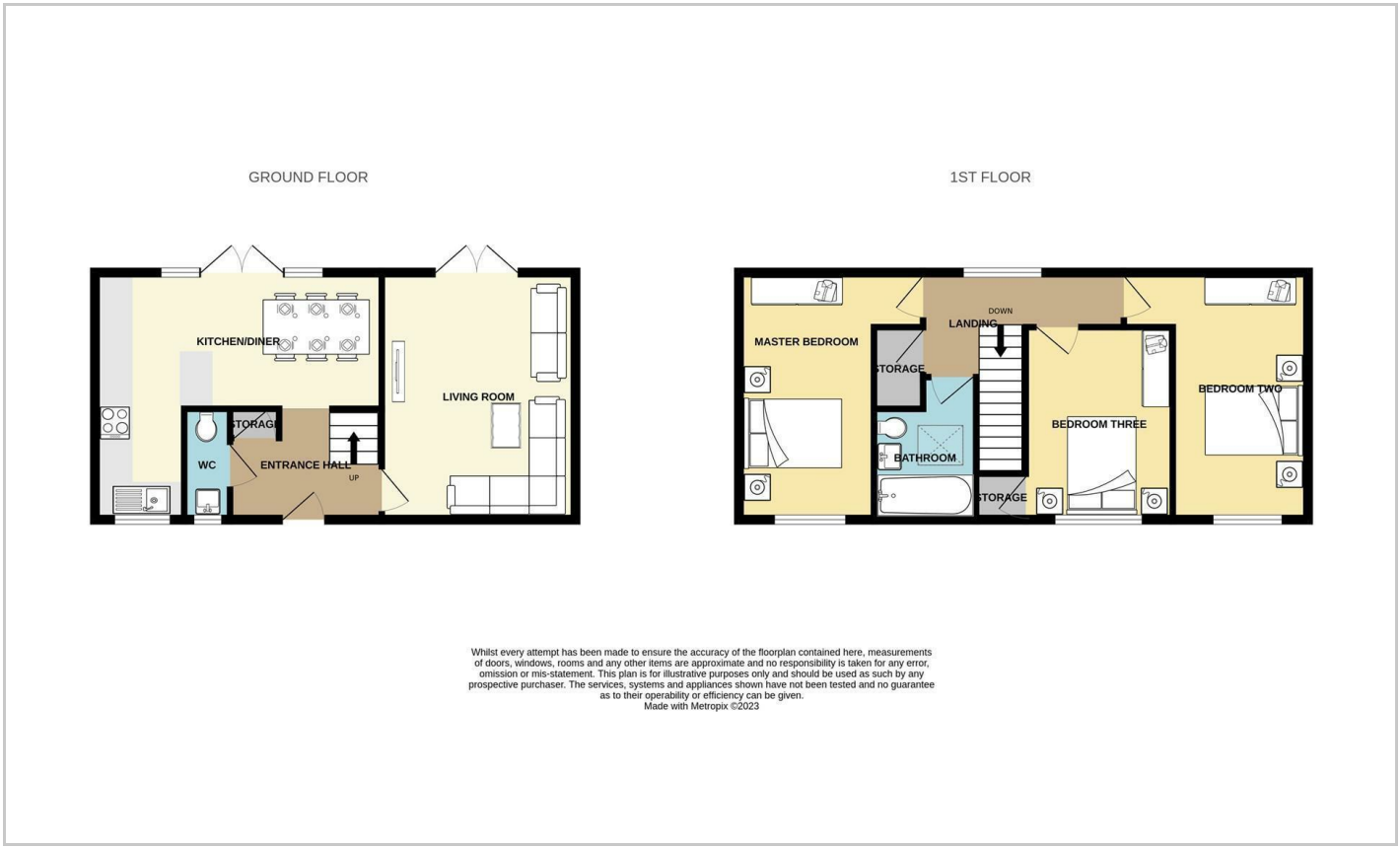
Opening Into Family-Friendly Walkway

Very Short Walk To Laindon Station

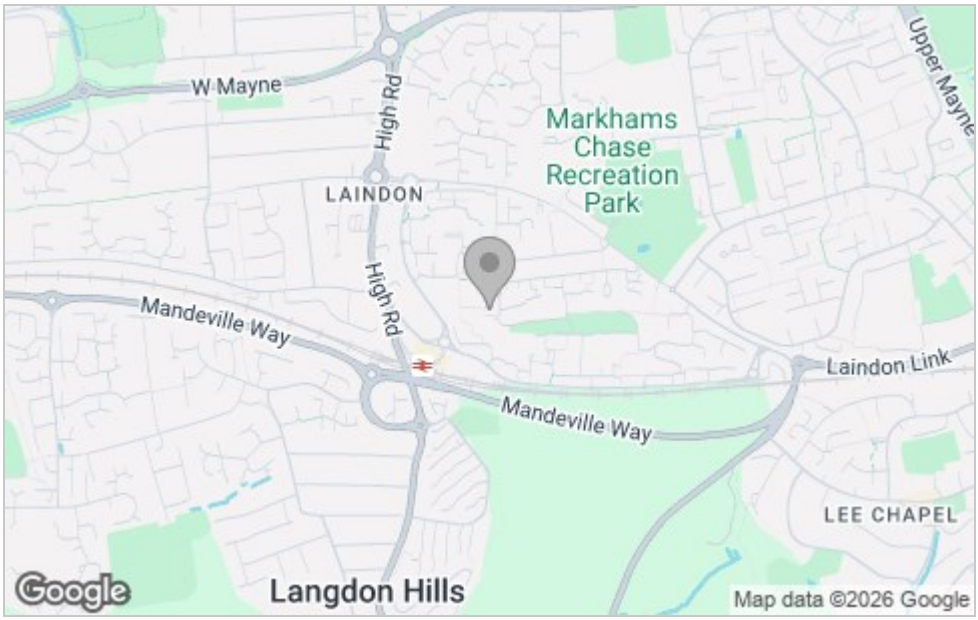
Close to Local Shops & Amenities



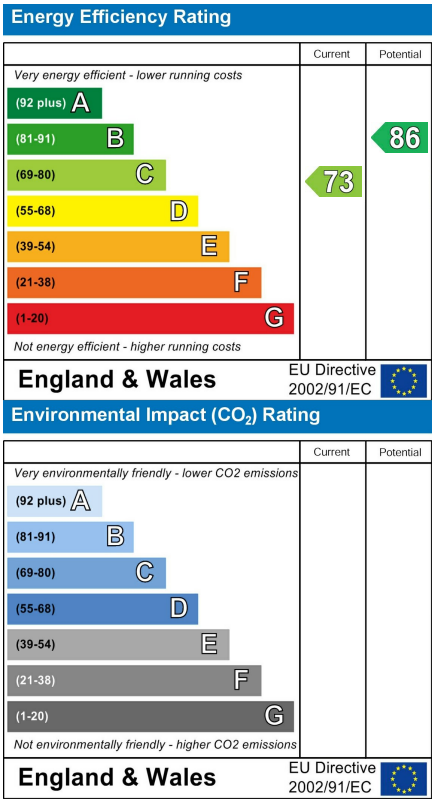
Floor Plan



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.

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