



Bear Estate Agents are delighted to bring to the market this beautifully presented and lovingly cared for two-bedroom end-of-terrace house which profits from a large front garden, large rear garden, detached garage with parking in-front of plus a purpose-built home office within the rear garden. The property further benefits from being tucked toward the bottom of a quiet and family-friendly cul-de-sac with no through traffic.

- Inviting Entrance Hall
- Lounge/Diner 18'6 x 11'8
- Master Bedroom 11'8 x 9'8 Plus Bedroom Two 10'10 x 8'5
- Pleasant Rear Garden With Direct Access Into Garage Complete With Power, Parking Infront Of Garage
- Wealth Of Communal Parking To The Side
- Kitchen 10'5 x 8'7
- Purpose Built Home Office 9'2 x 4'1
- Bathroom Suite 5'9 x 5'8
- Large Enclosed Front Garden
- Quiet & Family Friendly Cul De Sac Location

Shirley Gardens

Basildon

£300,000

Offers Over



Shirley Gardens



Internally the new owner will be greeted by the inviting entrance hall which allows access to the smart kitchen suite which, in turn allows access to the lounge come diner.

The smart kitchen suite measures 10'5 x 8'7 and provides an abundance of both worktop space and storage space. The current owners plan on leaving both the dishwasher and the oven which is handy for all first time buyers. The kitchen has been 'opened' up so that it opens onto and into the lounge come diner, this has created a very social feel to the ground floor.

The lounge come diner measures a further 18'6 x 11'8 and provides the perfect environment in which to both entertain and relax. There are double doors which lead to the garden but also afford the room with a wealth of natural light. There is also a large understairs storage cupboard.

Worthy of special mention is the purpose built home office which has been built to the side of the property within the garden but not taking up the actual garden space. The office measures 9'2 x 4'1, accessible via the garden and perfect for those working from home as it allows you to disconnect from work at the end of the day rather than having your workstation in the main living area.

The first floor commences with the landing which allows access to both bedrooms and the family bathroom suite.

The master bedroom measures 11'8 x 9'8 whilst bedroom two measures a further 10'10 x 8'5. Both bedrooms are double bedrooms which is a fine feature within itself.

Completing the first floor is the bathroom suite which measures 5'9 x 5'8 and consists of the shower, washbasin and W/C.

Loft access is made easy with a pull down ladder and the loft is partially boarded.

Externally this home continues to impress and excel with a large rear garden and equally impressive front garden. The front garden allows young families or families with pets to open the front door with complete peace of mind that the kids, and pets alike can run out to the front with no danger as the garden to the front is totally enclosed.

The West Facing rear garden allows direct access to your own garage, complete with power whilst there is allocated

parking to the front of the garage.

To the side of the property there is an abundance of communal parking for residents and visitors alike.

Situated toward the bottom of a quiet and family-friendly cul de sac with no through traffic the property remains within walking distance of local shops and amenities.

Internal viewings come strongly recommended so that one can appreciate and acknowledge first hand the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as one could hope for.

Freehold.
Council Tax Band B.
Amount £1,670.13.

Inviting Entrance Hall

Smart Kitchen Suite

10'5 x 8'7

Lounge/Diner

18'6 x 11'8

Purpose-Built Home Office

9'2 x 4'1

Accessible Via Rear Garden

First Floor Landing

Master Bedroom

11'8 x 9'8

Bedroom Two

10'10 x 8'5

Family Bathroom Suite

5'9 x 5'8

Partially Boarded Loft Complete With Ladder

Pleasant Rear Garden

Direct Access To Garage Complete With Power

Large Enclosed Front Garden

Parking Infront Of Garage

Wealth Of Communal Parking To The Side

Quiet & Family-Friendly Cul De Sac

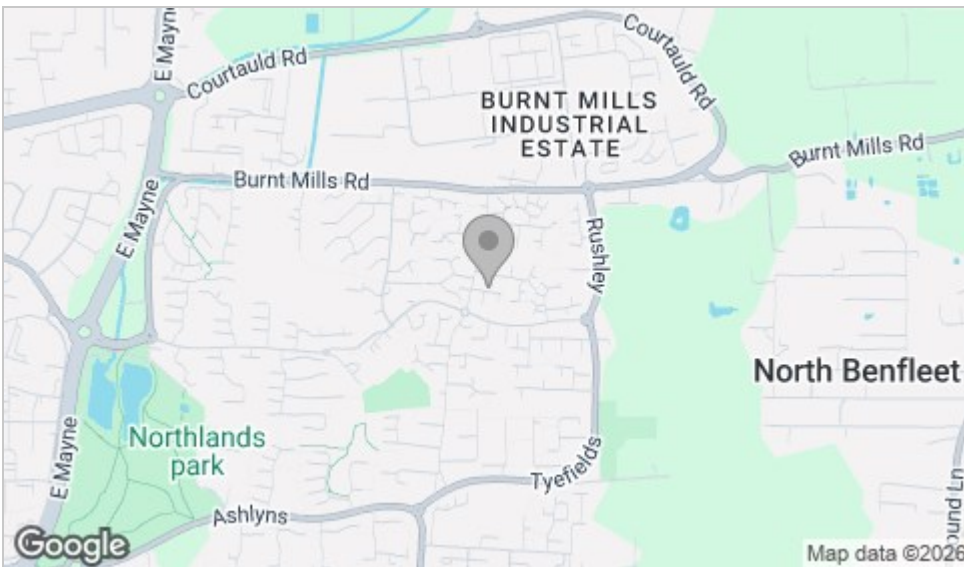
Walking Distance To Local Shops & Amenities



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 <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |