



Bear Estate Agents are understandably enthused to bring to the market this beautifully presented, lovingly cared for and deceptively spacious four-bedroom, four-reception room, three-bathroom family home tucked toward the end of a quiet and family-friendly cul de sac, with no through traffic. The property is situated in the highly sought-after Steeple View offering fantastic access to the A127.

## Waverley Road

Basildon

**£550,000**

- Cosy Entrance Hall Complete With Ground Floor W/C
- Living Room 14'5 x 12'
- Family Room/Ground Floor Bedroom 16'1 x 7'9
- Four Piece Family Bathroom Suite 8'7 x 6'11
- Quiet & Family-Friendly Cul De Sac Location With No Through Traffic
- Kitchen 13'5 x 7'9 Opening Onto Dining Area 12'6 x 7'10
- Conservatory 12'6 x 8'9
- Four Sizeable Bedrooms, En Suite To Master Bedroom
- Pleasant Rear Garden With Side Access Plus Driveway Parking To The Front
- Walking Distance To Local Shops & Amenities Plus Great Access To A127



# Waverley Road



Internally the new owner will be greeted by a cosy entrance hall complete with ground floor W/C. The entrance hall opens up into the main living accommodation affording access to multiple reception rooms and the very social feeling kitchen come diner.

Worthy of special mention is the kitchen come diner, the main area of kitchen measures 13'5 x 7'9 and offers an abundance of both worktop space and storage space. This opens onto and into the dining area which measures a further 12'6 x 7'10. Both rooms interact wonderfully to create the perfect environment in which to both entertain and relax.

The main reception room measures 14'5 x 12' and opens onto the bright and airy conservatory. The conservatory measures a further 12'6 x 8'9 and both areas provide further entertaining areas.

Completing the ground floor living accommodation is the garage conversion, this measures 16'1 x 7'9 and is currently set up as a ground floor bedroom which would be the fifth bedroom. Given the size of this room, this could be utilised as a home office, a home gym, a children's playroom, the options are vast which is a great illustration of the versatility that this home has.

The first floor offers four sizeable bedrooms and the four piece family bathroom suite, all accessible off of the landing.

The master bedroom measures 13'2 x 11' complete with en suite shower room, 5'11 x 5'4, bedroom two measures 13'5 x 8'2, bedroom three measures 12'4 x 8' whilst bedroom four measures 9' x 7'2. All bedrooms are sizeable which is a fine feature within itself.

Completing the first floor is the four piece modern family bathroom suite which measures 8'7 x 6'11 and consists of the bathtub, shower, washbasin and W/C.

Externally there is a pleasant rear garden majority laid to lawn with an area of patio. There is side access to the garden and it profits from being unoverlooked to the rear.

To the front there is driveway parking for multiple vehicles.

Situated toward the end of a quiet and family-friendly cul de sac with no through traffic, the property is within walking distance of local shops, amenities, Basildon's Sporting Village and Pippis Hill Retail Park. The location offers something for all of the family and for those of all ages.

The location also offers great access to the A127.

Internal viewings come strongly recommended so that one can appreciate and acknowledge 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 E.  
Amount £2,624.49.

## **Cosy Entrance Hall**

## **Ground Floor W/C**

## **Kitchen**

13'5 x 7'9

## **Dining Area**

12'6 x 7'10

## **Living Room**

14'5 x 12'

## **Conservatory**

12'6 x 8'9

## **Family Room**

16'1 x 7'9

## **First Floor Landing**

## **Master Bedroom**

13'2 x 11'

## **En Suite**

5'11 x 5'4

## **Bedroom Two**

13'5 x 8'2

## **Bedroom Three**

12'4 x 8'

## **Bedroom Four**

9' x 7'2

## **Four Piece Family Bathroom Suite**

8'7 x 6'11

## **Pleasant Rear Garden With Side Access**

## **Driveway Parking**

## **Quiet Cul De Sac Location**

## **Walking Distance To Local Shops & Amenities**

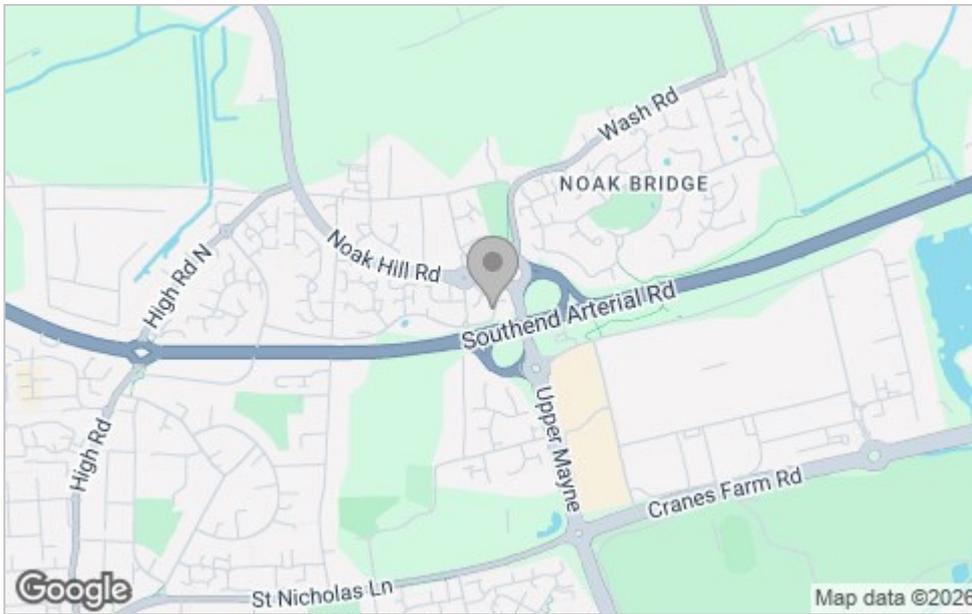
## **Great Access To A127**



# 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.

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# Energy Efficiency Graph

