



Bear Estate Agents are thrilled to bring to the market with NO ONWARD CHAIN this lovingly cared for and very well presented three double bedroom family home which is situated conveniently for Pitsea Town Centre and rail links direct into London. The property also offers great access to the A13 & A127.

- Porch Complete With Ground Floor W/C Leading To Welcoming Entrance Hall
- Kitchen 14'8 x 11'
- Four-Piece Family Bathroom Suite 11' x 8'2
- Abundance Of Communal Parking Close By
- Great Access For A127 & A13
- Lounge/Diner 26'6 x 10'10
- Master Bedroom 13'4 x 10'10, Bedroom Two 11'3 x 10'10 Plus Bedroom Three 11'2 x 9'1
- Low Maintenance Rear Garden With Rear Access
- Walking Distance To Pitsea Town Centre & Rail Links Direct Into London
- No Onward Chain

## Byfletts

Basildon

**£325,000**

Guide Price



# Byfletts



Guide Price £325,000 - £350,000...

Internally the new owner will be greeted by the practical and family-friendly porch complete with ground floor W/C. The porch measures 5'4 x 4'3.

The entrance hall leads off of the porch and measures a further 8'10 x 7'1 with stairs leading to the first floor. Given the size of the entrance hall this could comfortably double up as a home office area or larger area of storage, a good illustration of the versatility the property is able to offer.

The impressive lounge come diner measures 26'6 x 10'10 and provides the perfect environment in which to both entertain and relax.

Completing the ground floor living accommodation is the kitchen which measures a further 14'8 x 11' and provides a wealth of both storage space and worktop space. There is also access to the garden from the kitchen and the lounge come diner.

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

The master bedroom measures 13'4 x 10'10, bedroom two measures 11'3 x 10'10 whilst bedroom three measures a further 11'2 x 9'1. All three bedrooms are sizeable double bedrooms which is a fine feature within itself.

Completing the first floor is the four-piece family bathroom suite, this measures 11' x 8'2 and consists of the corner bathtub, large walk-in shower, washbasin and W/C.

Externally there is a pleasant and low maintenance rear garden with both storage and rear access whilst to the front there is a smaller area of garden. The front opens onto a quiet walkway and both the front and rear offer an abundance of communal parking.

Situated just a very short walk from Pitsea Town Centre and rail links direct into London the location offers something for all of the family and for all ages. The property is also able to boast strong access to both the A13 and A127

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended so that one can fully appreciate all that this wonderful family home has to offer.

Guide Price £325,000 - £350,000...

Freehold.  
Council Tax Band C.  
Amount £1,908.72.

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.

## **Porch**

5'4 x 4'3

## **Ground Floor W/C**

## **Welcoming Entrance Hall**

## **Lounge/Diner**

26'6 x 10'10

## **Kitchen**

14'8 x 11'

## **First Floor Landing**

## **Master Bedroom**

13'4 x 11'4

## **Bedroom Two**

11'3 x 10'10

## **Bedroom Three**

11'2 x 9'1

## **Four-Piece Family Bathroom Suite**

11' x 8'2

## **Low Maintenance Rear Garden With Rear Access**

## **Wealth Of Communal Parking Close By**

## **Walking Distance To Pitsea Town Centre**

## **Walking Distance To Rail Links Into London**

## **Great Access To A13 & A127**

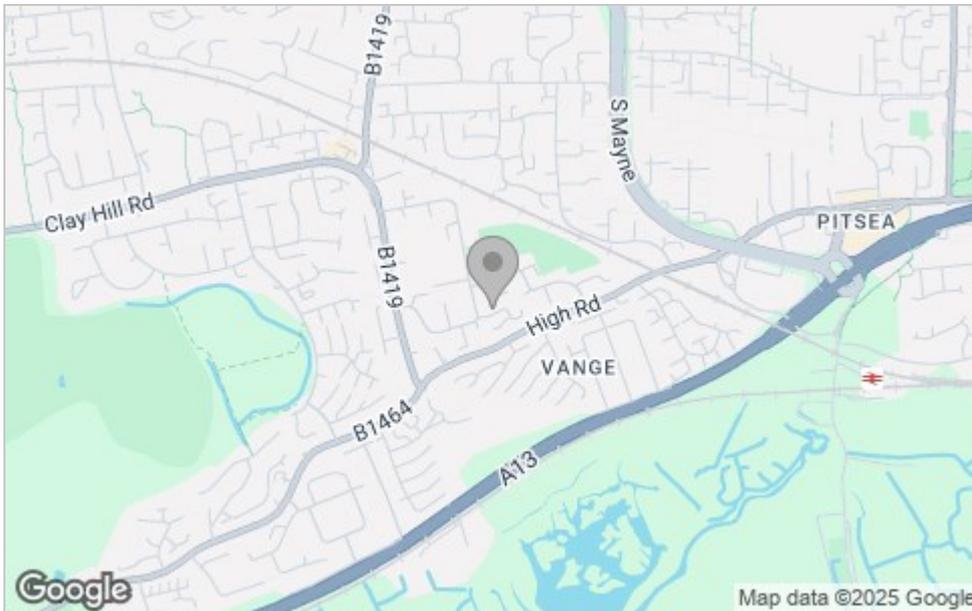
## **No Onward Chain**



# 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

