



Bear Estate Agents are delighted to bring to the market, with no onward chain, this beautifully presented three-bedroom semi-detached home, located on the highly regarded Dunton Fields development in the sought-after area of Laindon. Perfectly positioned, Dulwich Avenue sits close to local shops, well-regarded schools and popular bus routes. The property further benefits from being just 1.5 miles from Laindon Railway Station, offering direct and reliable links into London Fenchurch Street via the C2C service, while the A127 is a short drive away, providing excellent road connections for commuters.

- No Onward Chain
- Located On The Highly Regarded Dunton Fields Development
- Approximately 1.5 Miles From Laindon Railway Station
- Excellent Road Links Via The A127
- Lounge (14'3 X 12'1)
- Kitchen / Diner (12'2 X 12')
- Bedroom One (9'7 X 9'2), Bedroom Two (11'8 X 8'9 Max), Bedroom Three (11'8 X 6'6 Max)
- En-Suite Shower Room (Bedroom One)
- South-Facing Rear Garden
- Driveway Parking For Up To Two Vehicles Plus A Garage

Dulwich Avenue

Basildon

£425,000



Dulwich Avenue



Internally, the new owner is welcomed via the entrance hall, which houses the staircase and creates a pleasant sense of separation between the outside world and the main living accommodation.

The lounge is a standout space, measuring an impressive 14'3 x 12'1. A large front-facing window floods the room with natural light throughout the day, making it ideal for family evenings or entertaining guests. The room also benefits from a useful under-stair storage cupboard.

The kitchen/diner boasts an abundance of cupboard and worktop space and measures 12'2 x 12'. Bathed in natural light from the large windows and glazed patio doors, which open directly onto the south-facing rear garden, this space is perfectly suited for those who enjoy cooking, family meals or entertaining. It forms the heart of the home and offers an excellent connection between indoor and outdoor living.

Adjacent to the kitchen/diner and completing the ground floor are the utility room and a conveniently positioned downstairs W/C.

To the first floor, the landing provides seamless access to all bedrooms and the family bathroom.

Bedroom one is truly impressive, measuring 9'7 x 9'2 and comfortably accommodating a double bed along with additional bedroom furniture. The room is enhanced by large, fitted wardrobes and benefits from a cleverly concealed en-suite shower room, discreetly hidden behind one of the mirrored sliding wardrobe doors.

Bedroom two is another generous double bedroom, measuring 11'8 x 8'9 at its maximum dimensions, offering space for wardrobes while still retaining ample floor space. Bedroom three, measuring 11'8 x 6'6 at its maximum, features a fitted wardrobe positioned over the stairs and is ideal as a guest bedroom, nursery or home office.

The first-floor accommodation is completed by a modern three-piece family bathroom, comprising a shower-over bath, toilet and wash basin.

Externally, the property continues to impress with a low-maintenance, south-facing rear garden, which benefits from side access leading directly to the driveway. The garden also provides rear access into the garage via a separate door located at the end of the garden, with the garage running alongside the garden and offering secure parking for an additional vehicle. To the side of the home, there is a driveway offering parking for up to two vehicles, providing excellent practicality for modern family living.

Offered to the market with no onward chain and positioned within a highly sought-after development, this superb home presents an excellent opportunity for a wide range of buyers. An internal viewing is highly recommended to fully appreciate the space, condition and location on offer.

Council Tax Band: D (£2147.31)

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

Located On The Highly Regarded Dunton Fields Devel

Approximately 1.5 Miles From Laindon Railway Stati

Excellent Road Links Via The A127

Lounge (14'3 X 12'1)

Kitchen / Diner (12'2 X 12')

Utility Room

Downstairs W/C

Bedroom One (9'7 X 9'2)

En-Suite Shower Room (Bedroom One)

Bedroom Two (11'8 X 8'9 Max)

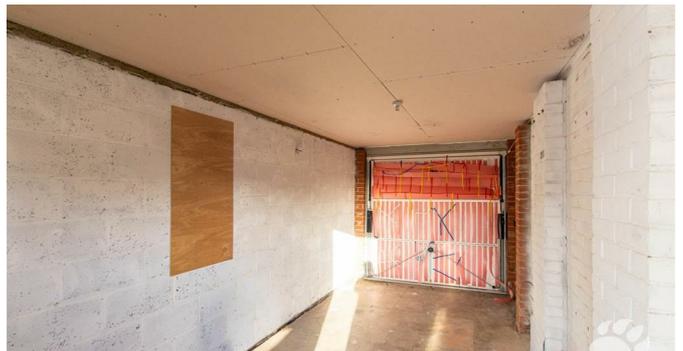
Bedroom Three (11'8 X 6'6 Max)

Family Bathroom

South-Facing Rear Garden

Driveway Parking For Up To Two Vehicles

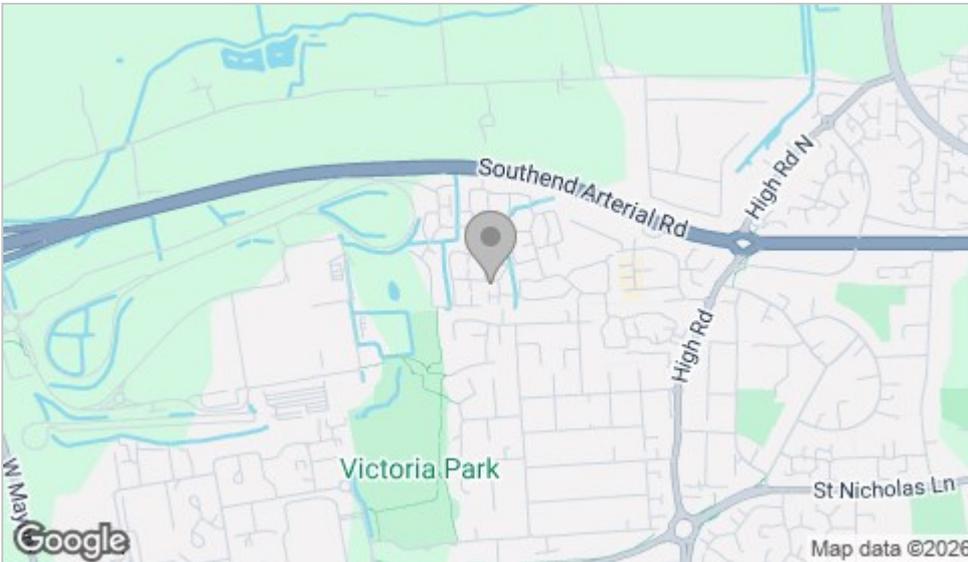
Garage



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		79	
(55-68) D			
(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	