



Bear Estate Agents are delighted to bring to the market this beautifully presented three bedroom mid-terraced home, situated within the popular Pitsea area and presented in immaculate condition throughout. The property is within walking distance of local shops, well-regarded schools and popular bus routes, while Eversley Leisure Centre is also just a very short walk away. Pitsea Town Centre and Pitsea Railway Station are approximately 1.3 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For commuters who prefer to drive, the A13 and A127 are both just a short drive from the home, also providing excellent links into London and beyond.

- Three Bedroom Mid Terraced Home Presented in Immaculate Condition Throughout
- Open Plan Kitchen/Lounge/Diner
- Spacious Lounge/Diner (17'4 x 15'8)
- Bedroom Two (14'2 x 9'0)
- Four/Five Piece Bathroom and Downstairs W/C
- 1.3 Miles to Pitsea Railway Station
- Kitchen (12'5 x 7'0)
- Bedroom One (15'6 x 9'0 Max)
- Bedroom Three (9'6 x 7'0)
- West Facing Rear Garden with Rear Access to Parking and Garage

## Chatfield Way

Basildon

**£350,000**



# Chatfield Way



Internally, the home begins with a welcoming entrance hall which houses the stairs and a convenient downstairs W/C.

The ground floor living space has been thoughtfully designed to create a modern open-plan kitchen/lounge/diner, forming the true heart of the home and creating the perfect environment for both family living and entertaining.

The kitchen measures 12'5 x 7'0 and offers an abundance of cupboard and worktop space, creating an excellent space for cooking and preparing meals.

The lounge/diner measures an impressive 17'4 x 15'8, offering a spacious and comfortable living area. Glazed patio doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces.

Moving upstairs, the landing provides access to all rooms on this level.

Bedroom One measures 15'6 x 9'0 at its maximum dimensions and is a generously sized double bedroom, comfortably allowing for a large bed as well as additional bedroom furniture. The proportions of the room make it a calm and comfortable principal bedroom within the home.

Bedroom Two measures 14'2 x 9'0 and is another excellent sized double bedroom, offering plenty of space for wardrobes and further furniture, making it ideal for family members or guests.

Bedroom Three measures 9'6 x 7'0 and is a well-proportioned third bedroom which would be perfectly suited as a child's bedroom, guest room or a practical home office depending on the needs of the new owner.

The first floor accommodation is completed by a spacious four/five-piece bathroom suite, comprising a separate shower, bath, his and hers wash hand basins, and a toilet, creating a stylish and highly practical family bathroom.

Externally, the home continues to impress with a west-facing rear garden, offering a wonderful outdoor space to relax and entertain. The garden also benefits from rear access leading to the allocated parking space positioned directly in front of the garage, while the garage itself can also be accessed directly from the garden. To the front of the property there is a front garden, while additional parking is available via a

communal car park as well as on-street parking.

Overall, this fantastic home offers spacious accommodation, immaculate presentation throughout and excellent outdoor space, making it a superb opportunity for a wide range of buyers.

Council Tax Band: C (£1908.72)

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.

## **Three Bedroom Mid Terraced Home**

**Located in the Popular Pitsea Area**

**Presented in Immaculate Condition Throughout**

**Approximately 1.3 Miles to Pitsea Railway Station**

**Direct Links to London Fenchurch Street via C2C Li**

**Walking Distance to Shops Schools and Bus Routes**

**Eversley Leisure Centre a Short Walk Away**

**Easy Access to A13 and A127**

**Open Plan Kitchen/Lounge/Diner**

**Kitchen (12'5 x 7'0)**

**Spacious Lounge/Diner (17'4 x 15'8)**

**Bedroom One (15'6 x 9'0 Max)**

**Bedroom Two (14'2 x 9'0)**

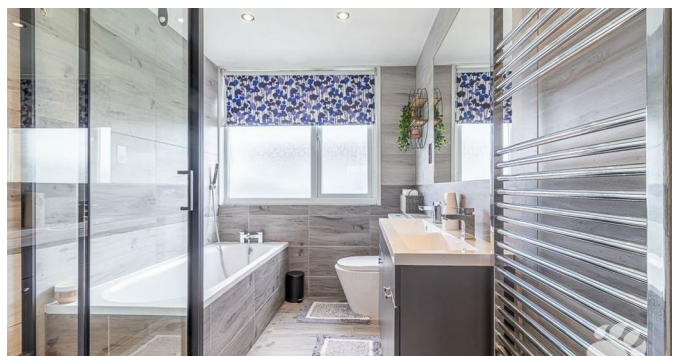
**Bedroom Three (9'6 x 7'0)**

**Four/Five Piece Bathroom**

**West Facing Rear Garden with Rear Access**

**Garage with Allocated Parking in Front**

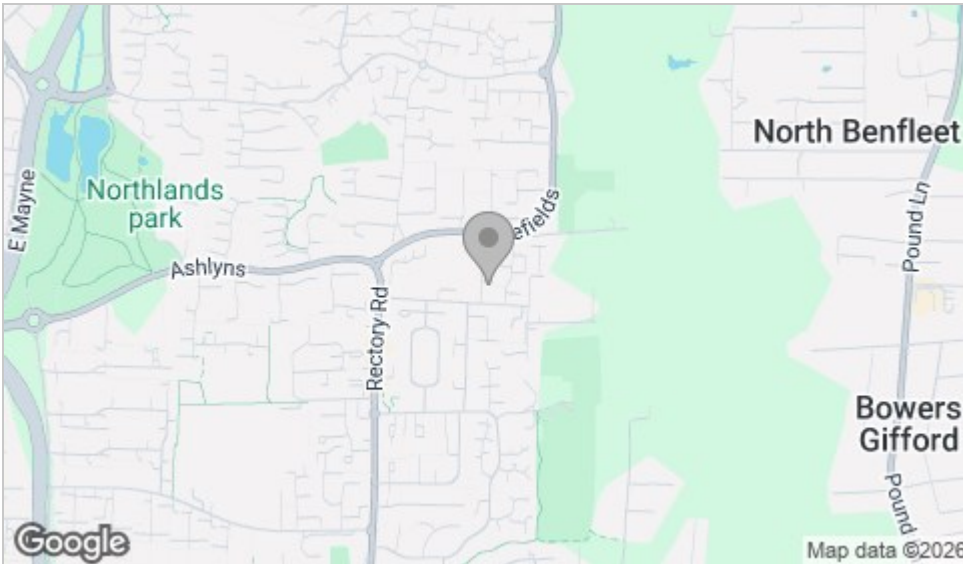
**Communal Car Park and On Street Parking**



# 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.

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## Energy Efficiency Graph

