



Bear Estate Agents are understandably enthused to bring to the market this beautifully presented and lovingly cared for three-bedroom detached home which occupies a bold west-facing plot. The internal accommodation offers a stunning finish throughout with a particular highlight being the large concealed walk-in wardrobe accessible off of the master bedroom. Further benefits include the sought after Langdon Hills location within walking distance of numerous open green spaces, local schools, shops and Laindon railway station.

- Welcoming Entrance Hall Complete With Ground Floor W/C
- Stunning Lounge Come Diner 19'6 x 13'10
- Bedroom Two 9'7 x 8'10 Plus Bedroom Three 9'7 x 6'7 - Both With Fitted Wardrobes
- Unoverlooked West Facing Rear Garden
- Walking Distance To Local Shops, Amenities & Rail Links Direct Into London
- Beautiful Kitchen/Breakfast Room 19'6 x 7'6
- Master Bedroom 19'9 x 10'11 Complete With Concealed Walk-In Wardrobe 13'11 x 6'10
- Family Bathroom Suite 8'6 x 5'9
- Large Driveway Offering Parking For Multiple Vehicles Plus EV Charger
- Popular & Family-Friendly Location - Highly Sought After

## Kenton Way

Basildon

**£475,000**

Guide Price



# Kenton Way



Guide Price £475,000 - £500,000...

Internally the new owner will be greeted by the welcoming entrance hall complete with ground floor W/C. The entrance hall allows access to both the stunning kitchen come breakfast room and the main living room come diner.

Worthy of special mention is the truly stunning kitchen/breakfast room. Measuring 19'6 x 7'6 there is a wealth of both storage space and worktop space alongside a breakfast bar to rear of the room.

The main living room measures a further 19'6 x 13'10 and offers the perfect environment in which to both entertain and relax. An added bonus to the living room is the air conditioning unit, perfect year round, from the height of summer to the depth of winter.

The first-floor landing allows access to all three bedrooms and the family bathroom suite.

The master bedroom measures 19'9 x 10'11 and profits greatly from a concealed, walk-in wardrobe which measures a further 13'11 x 6'10, the current owners have this set up as a nursery which is a good illustration of the versatility that this home offers. Bedroom two measures 9'7 x 8'10 whilst bedroom three measures a further 9'7 x 6'7. Both bedroom two and bedroom three benefit from fitted wardrobes.

Completing the first-floor is the family bathroom suite which measures 8'6 x 5'9 and consists of the bathtub with overhead shower, washbasin and W/C.

The entire property is flooded with natural light which is a fine feature within itself.

Externally this wonderful home continues to impress and excel with a pleasant west-facing, unoverlooked rear garden whilst to the front there is an abundance of driveway parking with the current owners comfortably accommodating five/six cars previously. There is also an EV charger to the front driveway.

Situated within walking distance of numerous open green spaces, local shops and amenities plus Laindon Station the location offers something for all ages and for all of the family.

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.

Guide Price £475,000 - £500,000...

Agents Note - The garage in the external image is not included within the house sale, this belongs to another property.

Freehold.  
Council Tax Band D.  
Amount £2,147.31.

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.

## **Welcoming Entrance Hall**

### **Ground Floor W/C**

### **Kitchen/Breakfast Room**

19'9 x 7'6

### **Lounge/Diner**

19'6 x 13'10

### **First Floor Landing**

### **Master Bedroom**

19'6 x 10'11

### **Concealed Walk-In Wardrobe**

13'11 x 6'10

### **Bedroom Two**

9'7 x 8'10

### **Bedroom Three**

9'7 x 6'7

### **Family Bathroom Suite**

8'6 x 5'9

### **Unoverlooked West Facing Rear Garden**

### **Wealth Of Driveway Parking**

### **Stunning Finish Throughout**

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

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

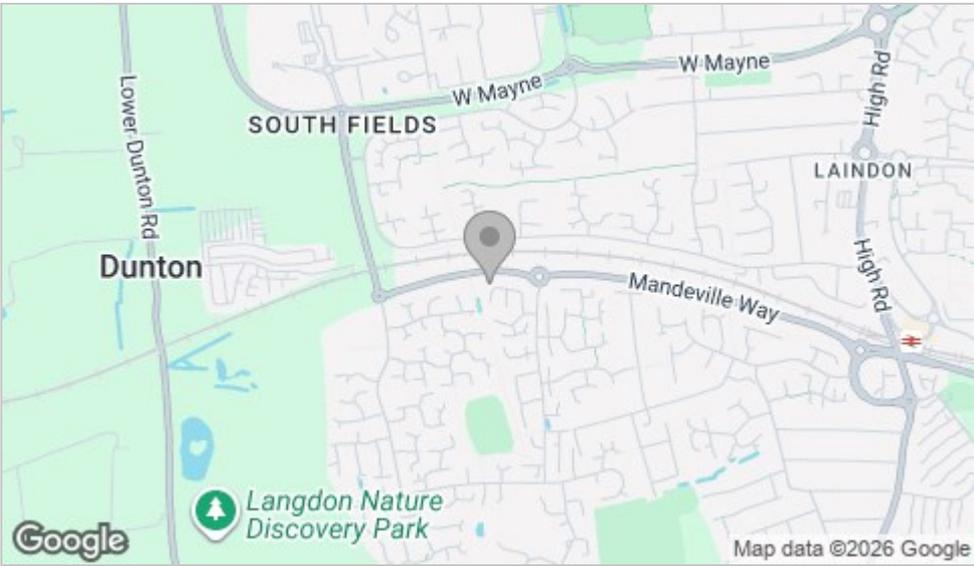
### **Popular & Family-Friendly Location**



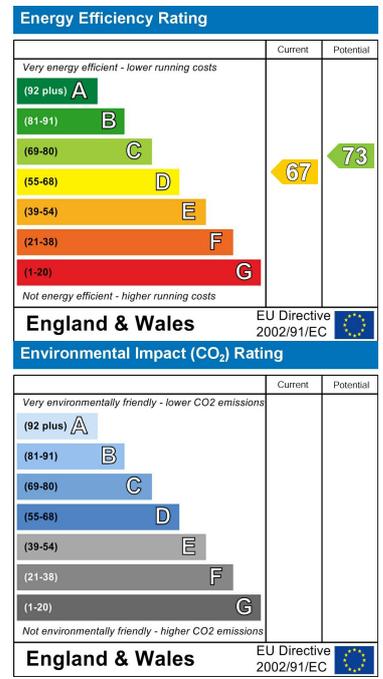
# Floor Plan



# Area Map



# Energy Efficiency Graph



# 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/>