



Bear Estate agents are absolutely thrilled to bring to the market, this imposing two-bedroom end-of-terrace family home which is able to boast a large WEST-FACING rear garden. The property is situated within the ever-popular Fryerns location and is very aesthetically pleasing to the eye.

- Cosy Entrance Hall
- Kitchen 16'6 x 10'8 Max
- Bathroom 6'11 x 6'
- Wealth Of Communal Street Parking
- Walking Distance To Local Shops & Amenities
- Lounge/Diner 16'9 x 13'7
- Master Bedroom 14'7 x 9'4 Plus Bedroom Two 12'1 x 10'4
- Large West Facing Rear Garden Plus Enclosed Area Of Front Garden
- Opening Onto Quiet Walkway Set Back From The Road
- Popular & Family Friendly Location

## Bonnygate

Basildon

**£325,000**

Offers In Excess Of





# Bonnygate



Internally the new owner will be greeted by the cosy entrance hall which in turn, allows access to the remaining ground floor living accommodation.

The impressive lounge come diner measures 16'9 in width and 13'7 in length and provides the perfect environment in which to both entertain and relax. There are two doors off of the lounge come diner into the rear garden, with a third off of the kitchen.

The kitchen measures 16'6 in length and provides an abundance of both worktop space and storage space. The combi boiler is situated within the kitchen, hidden away in the understairs storage cupboard.

The first floor commences with the landing which allows access to two double bedrooms and the family bathroom suite.

Bedroom one measures a generous 14'7 x 9'4 with fitted wardrobes over the stairs whilst bedroom two measures a further 12'1 x 10'4. Both bedrooms are sizeable double bedrooms which is a fine feature within itself.

Completing the first floor is the family bathroom suite, measuring 6'11 x 6' this consists of the bath with overhead shower, washbasin and W/C.

Externally this home really excels with a large west-facing rear garden with side access. The garden has an area of patio leading to an area laid to lawn. The garden measures approximately 50' in length.

The front opens onto a quiet and family-friendly walkway which adds to the appeal of this home. There is a wealth of communal parking closeby too.

Situated within walking distance of local shops, amenities and rail links direct into London the location is perfect for convenience and offers something for all ages and for all of the family.

Internal viewings come strongly recommended so that one can appreciate and acknowledge firsthand all that this wonderful home has to offer.

Freehold.  
Council Tax Band B.  
Amount £1,670.13.

## **Cosy Entrance Hall**

**Lounge/Diner**  
16'9 x 13'7

**Kitchen**  
16'6 x 10'8 max

## **First Floor Landing**

**Master Bedroom**  
14'7 x 9'4

**Bedroom Two**  
12'1 x 10'4

**Bathroom Suite**  
6'11 x 6'

## **Large West Facing Rear Garden**

## **Side Access**

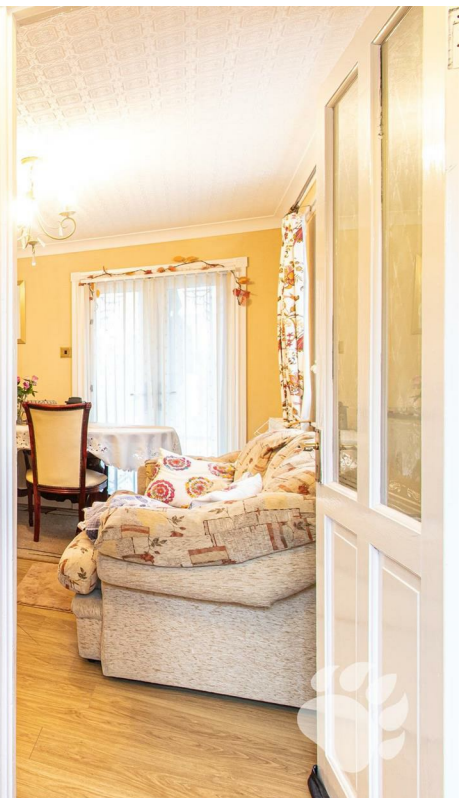
## **Enclosed Area Of Front Garden**

## **Wealth Of Communal Street Parking**

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

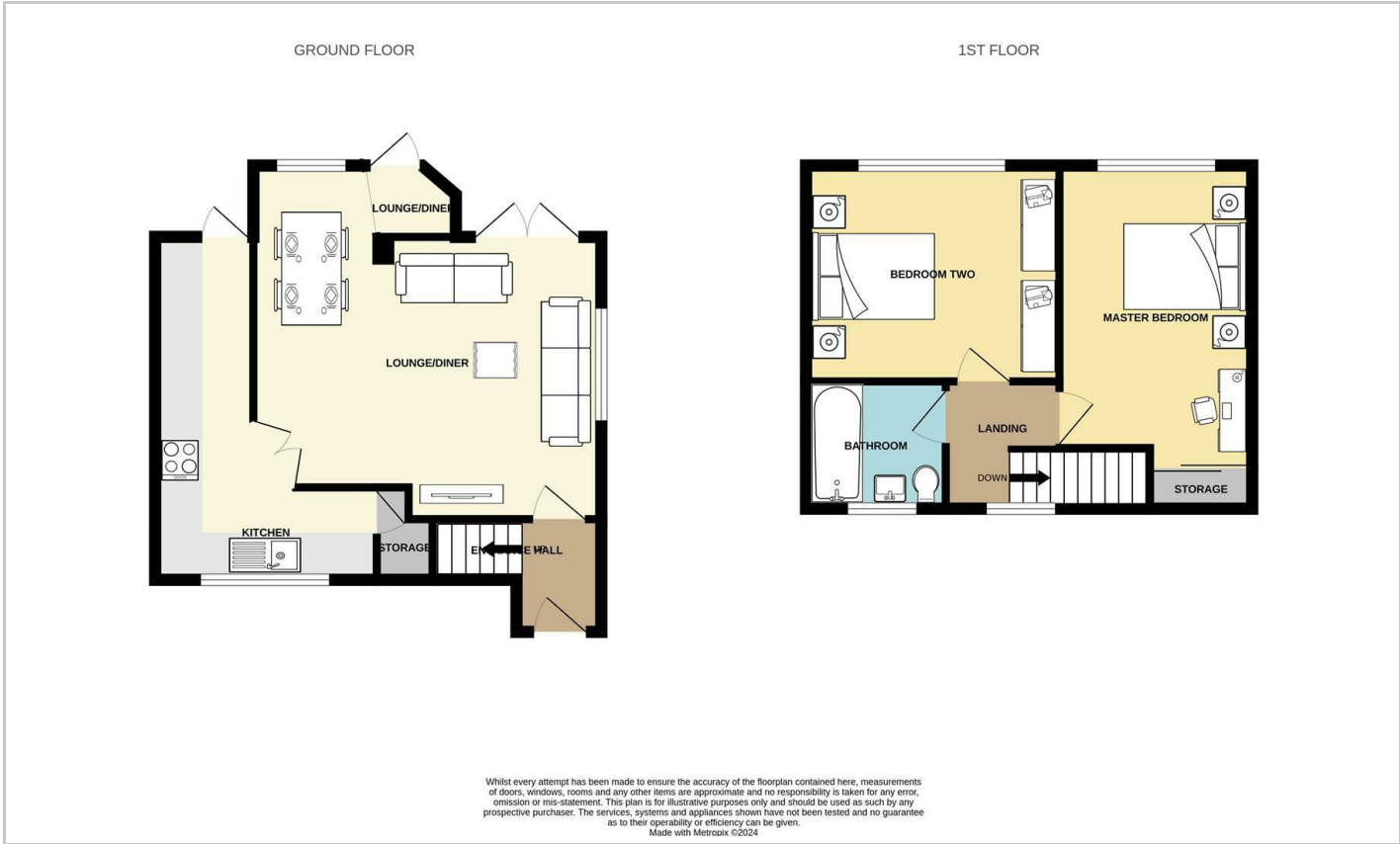
## **Popular & Family Friendly Location**



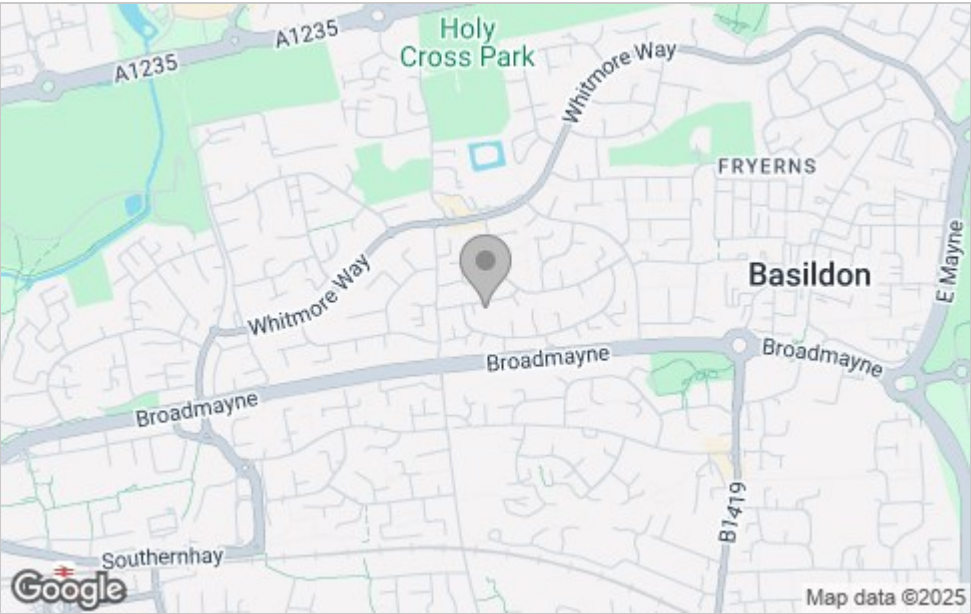




Floor Plan



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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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

