

# bear

*Estate Agents*



Bear Estate Agents are proud to present this attractive three bedroom end terraced home, located within the highly regarded Beechwood Village development in Basildon. Constructed in 2018 and still benefiting from approximately two years remaining on the NHBC warranty, this modern property combines contemporary design with practical family living. The home enjoys a convenient position close to local amenities, including shops, schools and bus routes, whilst both Basildon and Pitsea Railway Stations are approximately 1.9 miles away, providing direct services into London Fenchurch Street via the C2C line. The A13 and A127 are also easily accessible, making this an excellent choice for commuters.

- Three Bedroom End Terraced House
- 1.9 Miles to Basildon and Pitsea Railway Stations
- Lounge (13'5 x 11'1)
- Bedroom Two (8'3 x 13'2)
- Rear Garden with Side Access
- Built in 2018 with NHBC Warranty Remaining
- Kitchen/Diner (12'7 x 11'1)
- Bedroom One (12'8 x 13'2 Max)
- Bedroom Three (8'10 x 11'2)
- Carport Parking for Two Vehicles

## Austen Road

Basildon

**£425,000**

Offers In The Region Of



# Austen Road



Upon entering the property, you are welcomed by an impressive entrance hall where floor-to-ceiling glazing creates a bright and airy first impression. The space also incorporates the staircase, a useful under-stair storage cupboard and a ground floor cloakroom, which further benefits from a dedicated utility cupboard.

The kitchen/dining room measures 12'7 x 11'1 and has been designed with both functionality and entertaining in mind. Offering a generous range of storage units and work surfaces, there is ample room for meal preparation whilst still accommodating a family dining table. This room enjoys a contemporary feel thanks to its striking floor-to-ceiling corner window. This feature not only floods the room with natural light but also creates an inviting space to relax throughout the day.

Positioned to the rear of the property, the lounge measures 13'5 x 11'1. Large glazed doors open directly onto the garden, helping to blur the line between indoor and outdoor living.

The first-floor landing provides access to all bedrooms and also hosts a useful airing cupboard.

The master bedroom measures 12'8 x 13'2 maximum and offers excellent proportions, complemented by fitted wardrobes with mirrored sliding doors. The room also benefits from a private en-suite shower room comprising a shower, wash hand basin and toilet.

Bedroom Two measures 8'3 x 13'2 and is a spacious double room, ideal for family members, guests or those requiring additional workspace.

Bedroom Three measures 8'10 x 11'2 and is another generously sized room, providing flexibility to suit a variety of lifestyles and requirements.

Completing the accommodation is a modern family bathroom fitted with a three-piece suite comprising a shower-over-bath, wash hand basin and toilet.

Outside, the rear garden provides an enjoyable outdoor space and benefits from side access as well as a useful storage shed. To the side of the property, a covered carport provides parking for two vehicles, whilst additional visitor and on-street parking is available nearby.

Combining modern styling, practical living space and a highly convenient location, this is a fantastic opportunity to acquire a home within one of Basildon's most popular modern developments.

Council Tax Band: D

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 End Terraced House**

**Built in 2018 with NHBC Warranty Remaining**

**Located on the Popular Beechwood Village Estate**

**Close to Shops Schools and Bus Routes**

**1.9 Miles to Basildon and Pitsea Railway Stations**

**Direct Links to London Fenchurch Street**

**Easy Access to the A13 and A127**

**Entrance Hall with Floor to Ceiling Windows**

**Ground Floor W/C**

**Kitchen/Diner (12'7 x 11'1)**

**Lounge (13'5 x 11'1)**

**Bedroom One (12'8 x 13'2 Max)**

**Bedroom Two (8'3 x 13'2)**

**Bedroom Three (8'10 x 11'2)**

**En Suite and Fitted Wardrobes to Master Bedroom**

**Modern Three-Piece Bathroom Suite**

**Rear Garden with Side Access**

**Storage Shed**

**Carport Parking for Two Vehicles**

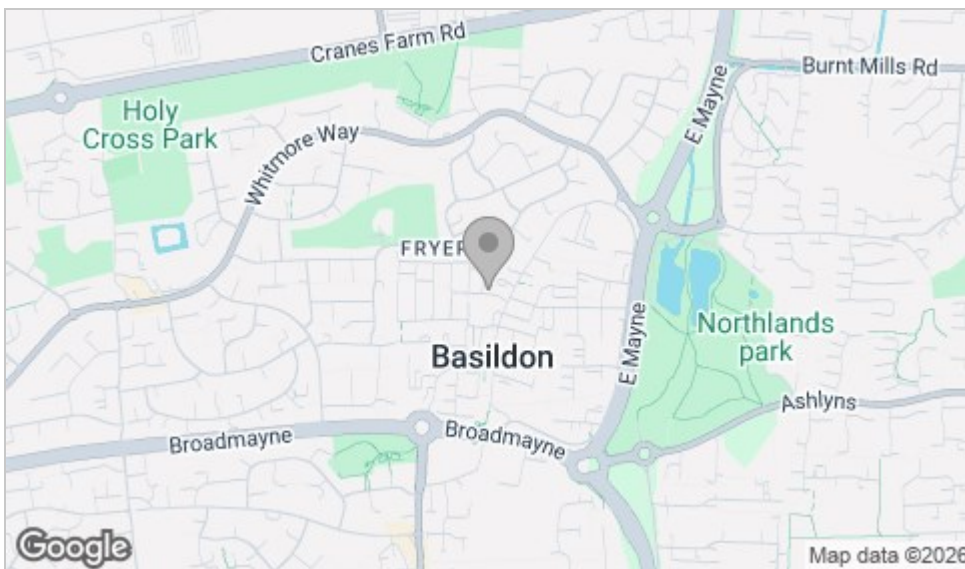
**Visitor and On Street Parking Available**



# 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

