



NO ONWARD CHAIN! Bear Estate Agents are excited to present this beautifully presented and deceptively spacious four-bedroom mid-terraced, split-level home, perfectly positioned on the Woodland's Estate, in the heart of Kingswood! Gun Hill Place is a charming and sought-after location, offering a peaceful setting within easy walking distance of local schools, shops, and open parkland – ideal for families and commuters alike. Clay Hill Road is just moments away, providing convenient access to a popular bus route. Adding to its appeal, this fantastic home is only 0.6 miles from Basildon Town Centre, which offers a wide range of amenities including Basildon Railway Station and the bustling Eastgate and Westgate shopping centres.

- NO ONWARD CHAIN
- UN-OVERLOOKED, WEST-FACING GARDEN
- Driveway Parking to the Front
- 0.6 Miles to Basildon Railway Station
- Lounge/Diner (18'8 x 22'7 Max)
- Kitchen (8'0 x 11'7)
- Master Bedroom (11'5 x 10'7) Bedroom 2 (9'11 x 10'7) Bedroom 3 (11'5 x 7'4) Bedroom 4 (5'5 x 6'10)
- Three-piece Bathroom Suite
- Separate W/C
- Walking Distance to Local Schools, Shops and Bus Routes

## Gun Hill Place

Kingswood, The Woodlands Estate

**£375,000**

Offers Over



# Gun Hill Place



Internally, the new owner is welcomed by an inviting entrance hall, which provides access to all rooms on this floor and hosts the staircase leading down to the rest of the property.

Bedroom 2 measures a generous 9'11 x 10'7, easily accommodating a double bed. It also benefits from fitted wardrobes running the width of the room, offering excellent storage without compromising the floor space.

Bedroom 3 is also a great size at 11'5 x 7'4. Currently used as a sitting room, it enjoys a side window that keeps the space bright throughout the day.

The final room on this floor is Bedroom 4, measuring 5'5 x 6'10 — ideal as a child's bedroom or home office.

Down a small flight of stairs, a second landing provides access to the WC, bathroom, and master bedroom.

The master bedroom is a lovely size, measuring 11'5 x 10'7, and, like Bedroom 2, features fitted wardrobes running the width of the room.

The three-piece bathroom suite comprises a shower-over-bath, toilet, and sink.

Descending another small flight of stairs leads to the main living area of the home.

The lounge/diner is particularly impressive, measuring 18'8 x 22'7 at its maximum. It's the perfect space for entertaining guests or enjoying a relaxing evening with family. A large sliding door opens to the rear garden, flooding the room with natural light throughout the day.

Completing the internal accommodation is the kitchen, measuring 8'0 x 11'7, which offers an abundance of cupboard and worktop space.

Externally, Gun Hill Place boasts an un-overlooked, west-facing rear garden with rear access, as well as driveway parking to the front. There is also ample on-street parking available for visitors.

This is an excellent opportunity to secure a well-located family home offering generous space and everyday convenience right on your doorstep — call us today to arrange your viewing!

Council Tax Band: (£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.

**NO ONWARD CHAIN**

**UN-OVERLOOKED WEST-FACING GARDEN**

**Driveway Parking to the Front**

**0.6 Miles to Basildon Railway Station**

**Split-Level Home**

**Lounge/Diner (18'8 x 22'7 Max)**

**Kitchen (8'0 x 11'7)**

**Master Bedroom (11'5 x 10'7)**

**Bedroom 2 (9'11 x 10'7)**

**Bedroom 3 (11'5 x 7'4)**

**Bedroom 4 (5'5 x 6'10)**

**Three-piece Bathroom Suite**

**Separate W/C**

**Walking Distance to Local Shops and Schools**

**Close to Popular Bus Routes**



# Floor Plan

GROUND FLOOR

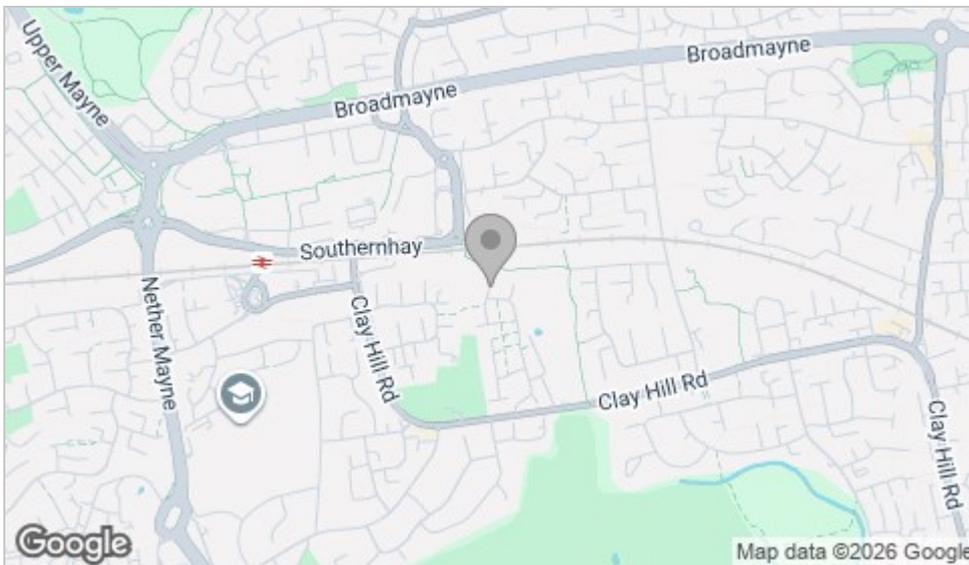
FIRST FLOOR

SECOND FLOOR

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Verge3D 6/2/25



# 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	