



Bear Estate Agents are pleased to bring to the market this well-proportioned and well maintained three bedroom Semi- detached bungalow, ideally positioned within the popular Bowers Gifford location. Presented in good condition throughout, the property offers comfortable and flexible single-level accommodation well suited to a wide range of buyers. Conveniently located close to local shops, well-regarded schools, and popular bus routes, Pitsea Town Centre and Pitsea Railway Station are approximately 2.0 miles away, providing a range of amenities and direct links to London Fenchurch Street via the C2C rail service.

- 2.0 Miles to Pitsea Town Centre and Railway Station
- Spacious Lounge (10'3 x 15'5)
- Well Proportioned Main Bedroom (10'7 x 10'4)
- Flexible Third Bedroom (7'7 x 12'7)
- Large Rear Garden with Side Access and Outbuilding Positioned to Side of Garden
- Close to Local Shops, Schools and Bus Routes
- Generous Kitchen / Diner (8'5 x 16'8)
- Versatile Second Bedroom (7'2 x 15'11)
- Three Piece Bathroom Suite
- Driveway Parking for Two to Three Vehicles

## Highlands Road

Basildon

**£400,000**

Offers In The Region Of



# Highlands Road



Internally, the accommodation is arranged across one level, offering easy and practical living.

The lounge measures 10'3 x 15'5 at its maximum dimensions and provides a welcoming living space with ample room for seating and furnishings, making it ideal for both everyday living and entertaining.

The kitchen/diner is a generous and functional space, measuring 8'5 x 16'8, offering plenty of room for food preparation and dining. The room is well cared for and lends itself perfectly to family meals or hosting guests.

Bedroom One measures 10'7 x 10'4 and comfortably accommodates a double bed along with additional bedroom furniture. Bedroom Two is a versatile room measuring an impressive 7'2 x 15'11 and is well presented, suitable as a double bedroom, guest room, or alternative living space. Bedroom Three measures 7'7 x 12'7 and offers further flexibility, making it ideal as a bedroom, home office, or hobby room.

The internal accommodation is completed by a three-piece bathroom suite, comprising a shower over bath, WC, and wash hand basin.

Externally, the property benefits from a large rear garden, providing excellent outdoor space and enjoying the convenience of side access. An outbuilding positioned to the side of the garden adds further versatility, suitable for storage, a workshop, or hobby use.

To the front, there is driveway parking for approximately two to three vehicles, complemented by additional on-street parking availability.

This well maintained three-bedroom detached bungalow offers comfortable, single-level living in a convenient and well-connected location. With its good condition throughout, generous garden, and ample parking, this property represents an excellent opportunity for a range of buyers. An internal viewing is highly recommended to fully appreciate the space and lifestyle on offer.

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.

**Popular Bowers Gifford Location**

**2.0 Miles to Pitsea Railway Station**

**Close to Local Shops, Schools and Bus Routes**

**Spacious Lounge (10'3 x 15'5)**

**Generous Kitchen / Diner (8'5 x 16'8)**

**Well Proportioned Main Bedroom (10'7 x 10'4)**

**Versatile Second Bedroom (7'2 x 15'11)**

**Flexible Third Bedroom (7'7 x 12'7)**

**Three Piece Bathroom Suite**

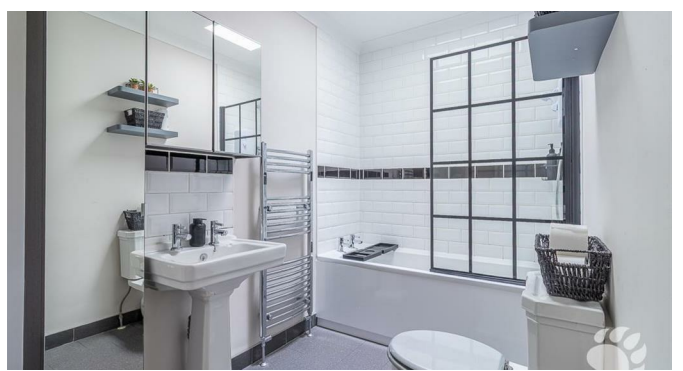
**Large Rear Garden with Side Access**

**Outbuilding Positioned to Side of Garden**

**Driveway Parking for Two to Three Vehicles**

**Additional On Street Parking Available**

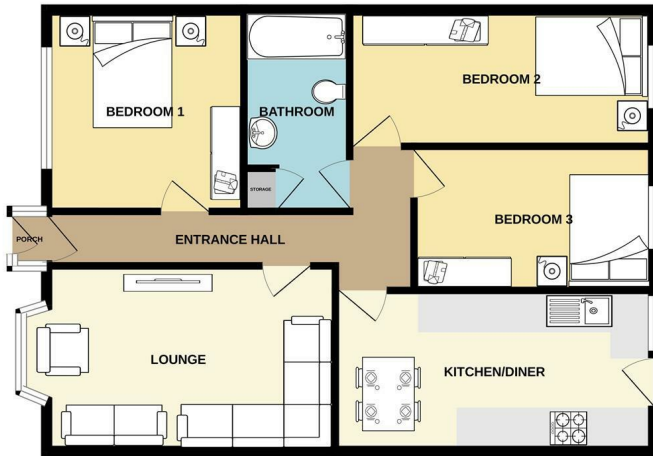






## Floor Plan

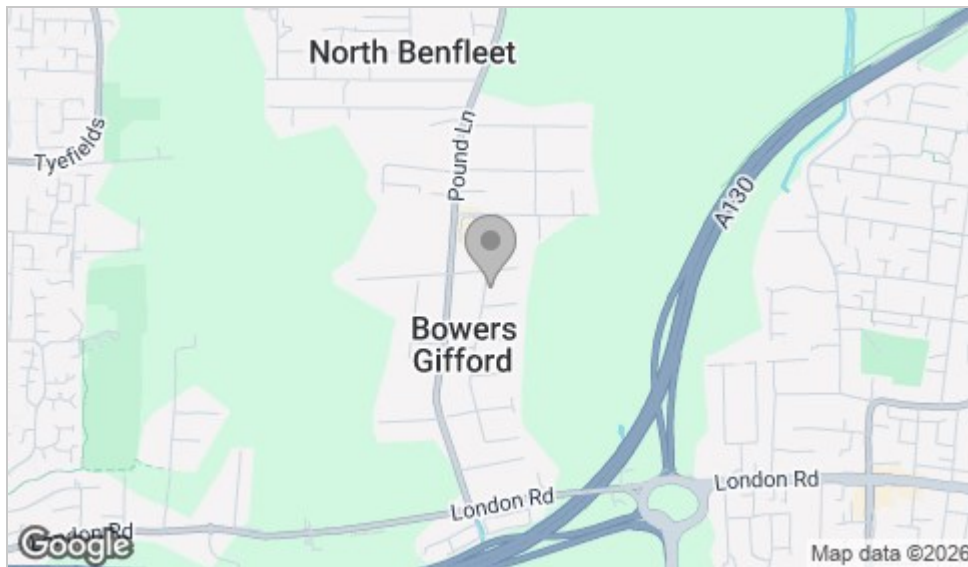
GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		