



Bear Estate Agents are absolutely delighted to bring to the market, with NO ONWARD CHAIN, this deceptively spacious three-bedroom family home in the ever-popular Fryerns location which is situated conveniently for the town centre, rail links direct into London and for local schools.

- Kitchen 23'5 x 9'5
- Lounge/Diner 21'1 x 10'9
- Master Bedroom 11'6 x 10'11, Bedroom Two 12'7 x 9'4 Plus Bedroom Three 10'3 x 6'4
- Family Bathroom Suite 7'7 x 6'3
- Pleasant & Unoverlooked Rear Garden
- Wealth Of On Street Parking
- Close Proximity To Town Centre & Rail Links Direct Into London
- Popular & Family-Friendly Location
- Fine Finish Throughout
- No Onward Chain

## The Hatherley

Basildon

**£315,000**

Guide Price



# The Hatherley



Guide Price £315,000 - £325,000...

Internally the new owner will be greeted by the cosy entrance hall which in turn, allows access into the main lounge come diner.

The lounge come diner measures an impressive 21'1 x 10'9 and provides the perfect environment in which to both entertain and relax.

Off of the lounge come diner is the equally impressive kitchen which measures a generous 23'5 in length and, 9'5 in width. The kitchen provides an abundance of both worktop space and storage space, plus understairs storage.

Both the kitchen and the lounge come diner provide direct access to the garden.

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

The master bedroom measures 11'6 x 10'11, bedroom two measures 12'7 x 9'4, maximum whilst bedroom three measures a further 10'3 x 6'4. Both the master bedroom and bedroom three provide storage over the stairs.

Completing the first floor is the family bathroom suite which measures 7'7 x 6'3 and consists of the W/C, washbasin and bathtub with overhead shower.

Externally, there is a pleasant rear garden which benefits from being totally unoverlooked which is a fine feature within itself.

Situated within close proximity of the town centre and rail links direct into London the property offers something for all of the family and for those of all ages.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended so all that this wonderful home has to offer can be appreciated and acknowledged first hand.

Guide Price £315,000 - £325,000...

Freehold.  
Council Tax Band C.  
Amount £1,908.72.

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.

## **Cosy Entrance Hall**

### **Lounge/Diner**

21'1 x 10'9

### **Kitchen**

23'5 x 9'5

## **First Floor Landing**

### **Master Bedroom**

11'6 x 10'11

### **Bedroom Two**

12'7 x 9'4

### **Bedroom Three**

10'3 x 6'4

### **Bathroom Suite**

7'7 x 6'3

## **Pleasant & Unoverlooked Rear Garden**

## **Close Proximity To Town Centre**

## **Close Proximity To Rail Links Into London**

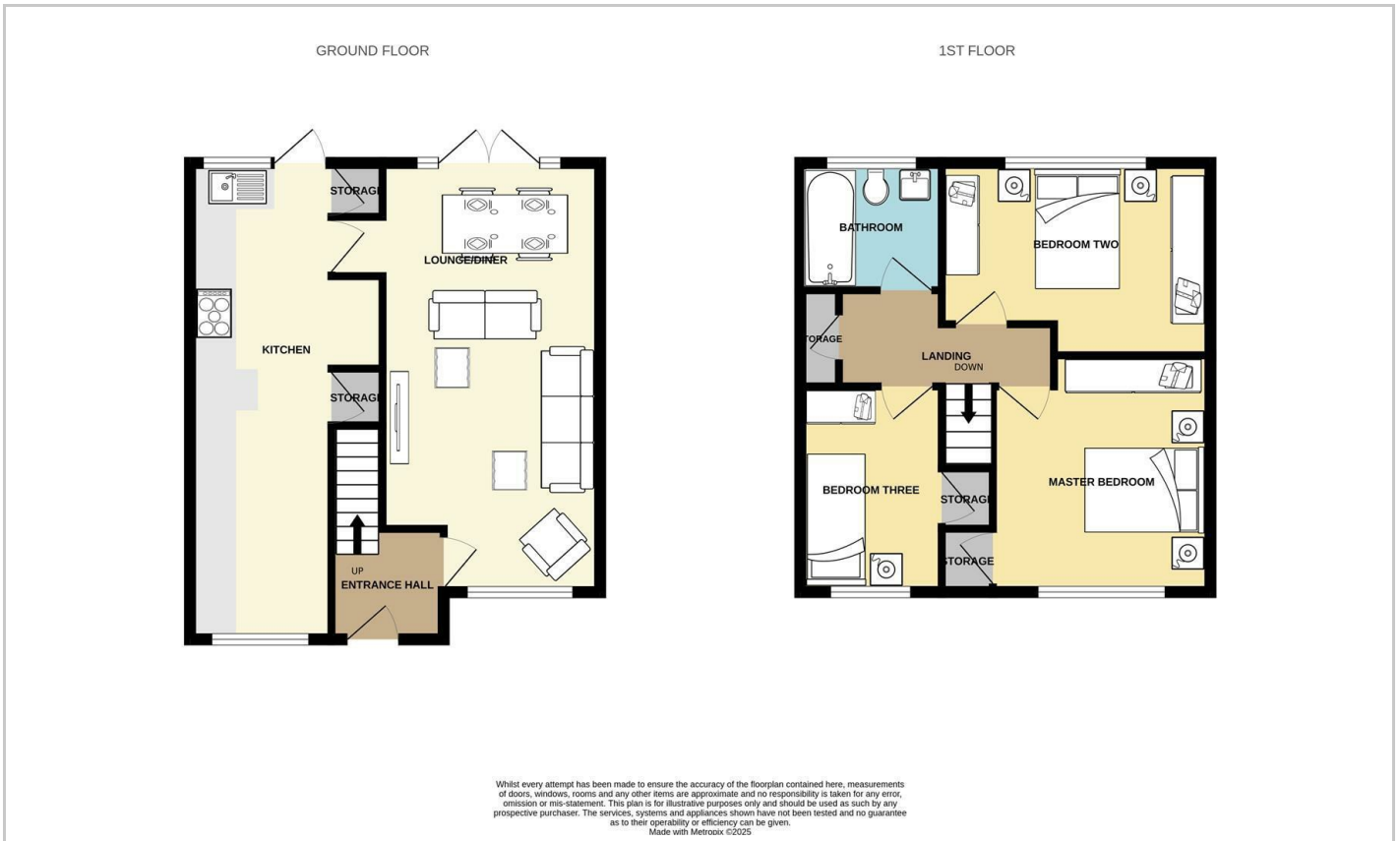
## **Popular & Family-Friendly Location**

## **Wealth Of Street Parking**

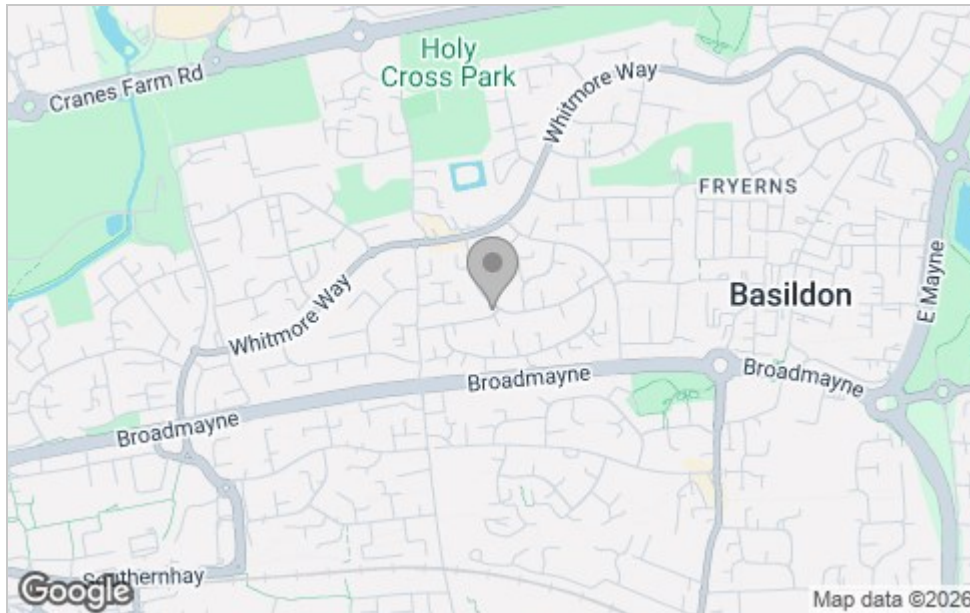
## **No Onward Chain**



# 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.

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

