



GUIDE PRICE £325,000 - £350,000. Bear Estate Agents are excited to bring to the market this highly spacious and extremely well cared for THREE bedroom terraced house in the heart of the sought after Fryerns estate. Maplestead is a quaint road in Fryerns, within walking distance of local shops parades, local schools and reliable bus routes. The home is also only a 2 mile walk to Basildon Railway Station which conveniently connects London Fenchurch Street on the C2C rail line. There are also fantastic road links with both the A127 and A13 a short drive in each direction.

- GUIDE PRICE £325,000 - £350,000
- Lounge/Diner (20'11 x 11'11) max
- Bedroom 1 (11'8 x 12'1)
- Bedroom 3 (8'1 x 8'5)
- Outbuilding (12'4 x 16'3)
- Walking Distance to Shops & Schools
- Kitchen (8'9 x 8'3)
- Bedroom 2 (8'11 x 12'1)
- Large Rear Garden
- Brick Built Storage Sheds

## Maplestead

Basildon

**£325,000**

Guide Price





# Maplestead



The layout of the home begins with an inviting entrance hall which hosts the stairs and leads through to both the kitchen and the lounge/diner. The lounge/diner runs from front to back, measuring 20'11 x 11'11 at maximum dimensions and boasts a large window which overlooks the front as well as French doors into the rear garden. The kitchen measures 8'9 x 8'3 and boasts an abundance of cupboard space as well as lavish surfaces.

The upstairs is equally impressive with great sized bedrooms and a family bathroom suite. Bedrooms 1 and 2 are comfortable double bedrooms, measuring 11'8 x 12'1 and 8'11 x 12'1 at maximum dimensions. Bedroom 2 also sports a large storage cupboard. Bedroom 3 is a large single room which measures 8'1 x 8'5. The family bathroom is a three-piece suite comprised of shower over bath, toilet and sink.

The rear garden is an exceptional size and incredibly low maintenance, benefitting from modern patio and artificial turf. There is an outbuilding at the rear of the garden, divided into a storage section and a home office with electricity. There are two further brick built storage sheds in the garden as well as side access, providing ease in getting bins and garden tools from front to back. There is also ample parking on the road at the foot of the walkway.

These home sell incredibly quickly so this needs to be viewed ASAP, call us today to book an appointment!

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.

**GUIDE PRICE £325,000 - £350,000**

**Walking Distance to Shops & Schools**

**Porch**

**Entrance Hall**

**Lounge/Diner (20'11 x 11'11)**

**Kitchen (8'9 x 8'3)**

**Bedroom 1 (11'8 x 12'1)**

**Bedroom 2 (8'11 x 12'1)**

**Bedroom 3 (8'1 x 8'5)**

**Family Bathroom Suite**

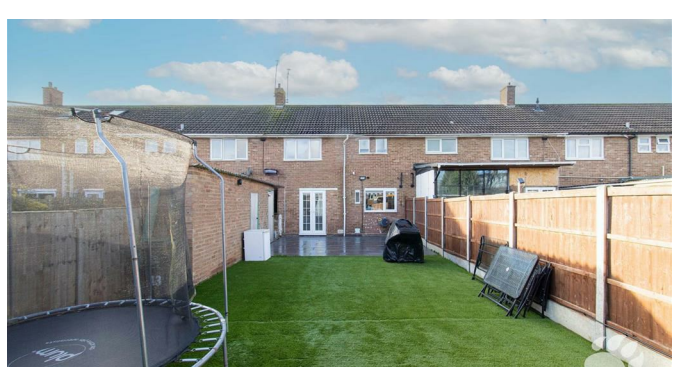
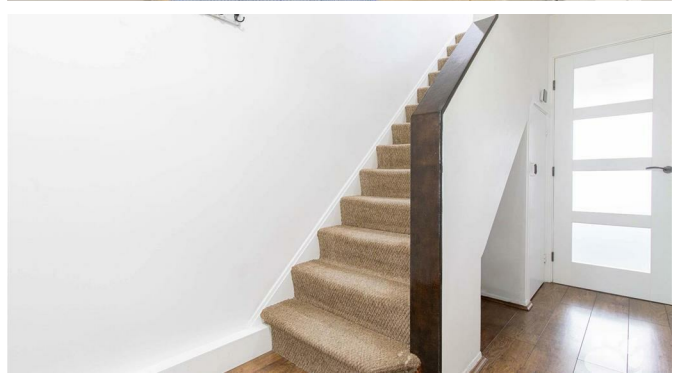
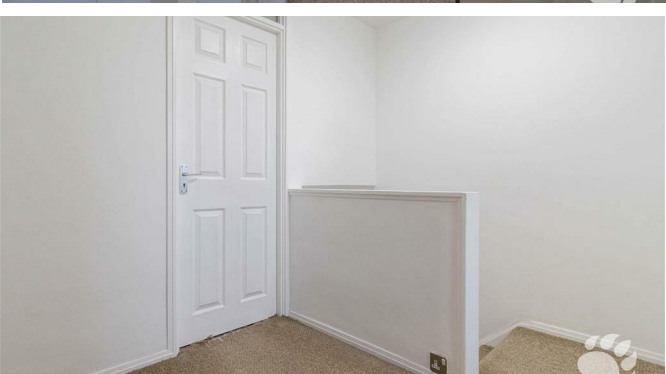
**Large Rear Garden**

**Outbuilding (12'4 x 16'3)**

**Brick Built Storage Sheds**

**Side Access**



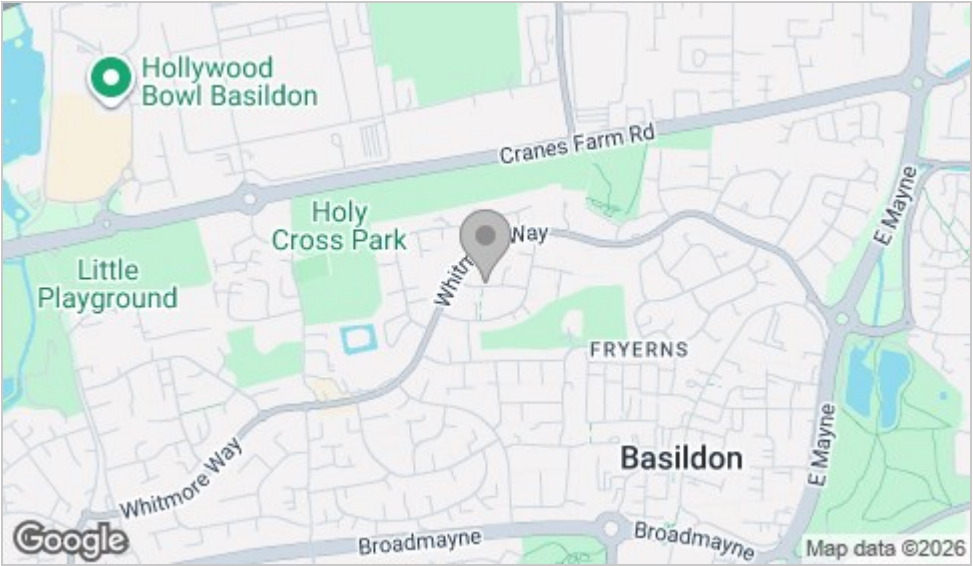




# Floor Plan



# 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.

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

