



Bear Estate Agents are pleased to bring to the market this three-bedroom terraced home, pleasantly positioned along a quaint walkway within Basildon. Offering well-proportioned accommodation throughout, the property benefits from a spacious lounge, separate dining room, kitchen, conservatory and a west-facing rear garden, making it a practical choice for a range of buyers.

The property is conveniently situated close to local shops, schools and popular bus routes, whilst Pitsea Railway Station is approximately 0.7 miles away, providing direct links into London Fenchurch Street via the C2C rail service. The A13 is also within a short drive, offering convenient road connections towards London, Southend and the surrounding areas.

- Three-Bedroom Terraced House
- Lounge (14'2 x 10'10)
- Kitchen (8'3 x 11'0 Max)
- Three Double Bedrooms
- West-Facing Rear Garden with Rear Access
- 0.7 Miles to Pitsea Railway Station
- Dining Room (12'0 x 10'10 Max)
- Conservatory (7'11 x 10'2)
- Shower Room and Downstairs W/C
- Communal Car Park and Additional On-Street Parking to Rear

High Barrets

Basildon

£290,000



High Barrets



Internally, the accommodation begins with an entrance hall, providing a welcoming introduction to the home and access to a convenient ground-floor WC.

Continuing through, the main hallway houses the staircase leading to the first floor and benefits from a useful under-stair storage cupboard, providing practical space for everyday household items.

Positioned to the front of the property is the lounge measuring 14'2 x 10'10, providing a generous and comfortable main reception space. A large front-facing window allows an abundance of natural light into the room, creating a bright and inviting environment with ample space for a range of living room furniture. The room provides an ideal setting for relaxing with family or entertaining guests.

Adjoining the lounge is the dining room measuring 12'0 x 10'10 at its maximum dimensions. This well-proportioned space provides plenty of room for a family dining table and additional furniture, making it particularly suitable for everyday meals and entertaining. French doors open directly into the rear garden, allowing natural light to enter the room whilst creating a convenient connection between the indoor and outdoor spaces.

The kitchen measures 8'3 x 11'0 at its maximum dimensions and was installed approximately eight years ago. The room provides an abundance of cupboard and worktop space, offering excellent storage alongside plenty of room for cooking and food preparation. A window and glazed door overlook and provide direct access into the conservatory, allowing further natural light into the kitchen whilst offering a practical route towards the rear garden.

Positioned to the rear of the home is the conservatory measuring 7'11 x 10'2, which was constructed approximately ten years ago. This additional reception space provides an excellent area for relaxing whilst enjoying views over the rear garden. Its proportions allow for a variety of uses, including an additional sitting area, playroom or hobby space, whilst access to the garden further enhances its practicality.

Moving upstairs, the first-floor landing provides access to all three bedrooms and the family shower room.

Bedroom One measures 13'1 x 11'0 at its

maximum dimensions, providing a generously proportioned double bedroom with ample room for a range of bedroom furniture. The room further benefits from fitted wardrobes, offering useful built-in storage whilst helping to maximise the available floor space.

Bedroom Two measures 11'1 x 11'0 at its maximum dimensions and provides another well-sized double bedroom. Its generous proportions allow for a comfortable bedroom arrangement with space for additional furniture, making it suitable for family members or guests.

Bedroom Three measures 11'1 x 11'0 at its maximum dimensions, providing another generously proportioned bedroom with ample room for a range of bedroom furniture. Its excellent size makes it suitable for use as a comfortable bedroom for family members or guests, whilst also offering flexibility for those requiring a home office or additional personal space.

Completing the first-floor accommodation is the shower room, comprising a walk-in shower, toilet and wash hand basin. The room also benefits from a useful airing cupboard, providing further practical storage for towels and household linen.

The property has also benefited from a number of improvements over recent years. The boiler is approximately four years old and has been serviced annually by British Gas, whilst the electrical installation was updated approximately eight years ago. The loft is also partially boarded, providing additional storage space.

Externally, the property enjoys a west-facing rear garden, offering an attractive outdoor space for relaxing, gardening and entertaining. Its orientation allows the garden to benefit from the afternoon and evening sun, whilst rear access provides additional convenience.

Parking is available within a communal car park to the rear of the property, with further on-street parking also available in the surrounding area.

Overall, this three-bedroom terraced home offers a practical and well-balanced layout, with separate living and dining spaces, a conservatory and a west-facing rear garden providing plenty of flexibility for everyday family life. Combined with its pleasant walkway position, useful storage and

convenient access to Pitsea Railway Station, local amenities and the A13, the property presents an excellent opportunity for buyers seeking a well-proportioned home in Basildon.

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 £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

Three-Bedroom Terraced House

Quaint Walkway Position in Basildon

Close to Local Shops, Schools & Bus Routes

0.7 Miles to Pitsea Railway Station

Direct Links to London Fenchurch Street

Easy Access to the A13

Lounge (14'2 x 10'10)

Dining Room (12'0 x 10'10 Max)

Kitchen (8'3 x 11'0 Max)

Conservatory (7'11 x 10'2)

Ground-Floor WC

Bedroom One (13'1 x 11'0 Max)

Fitted Wardrobes to Bedroom One

Bedroom Two (11'1 x 11'0 Max)

Bedroom Three (11'1 x 11'0 Max)

Shower Room with Walk-In Shower

Airing Cupboard

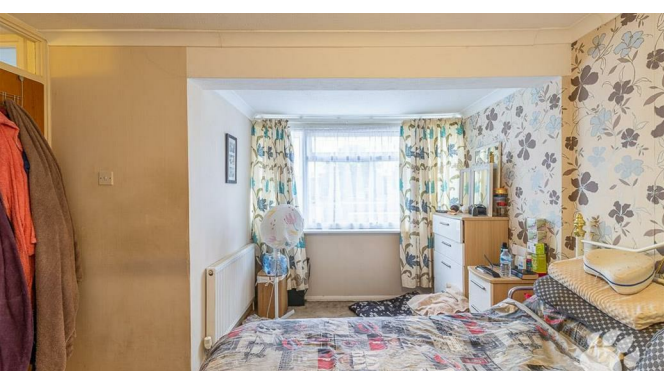
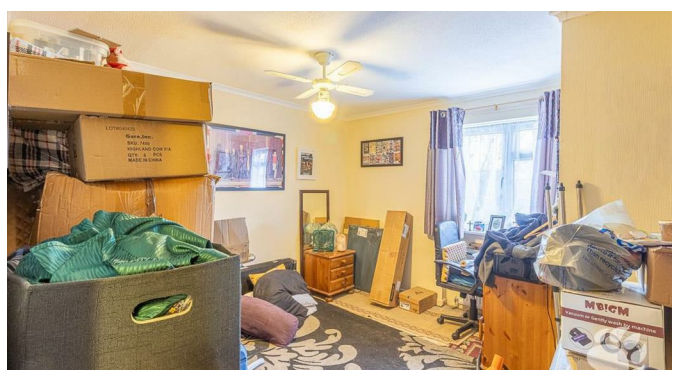
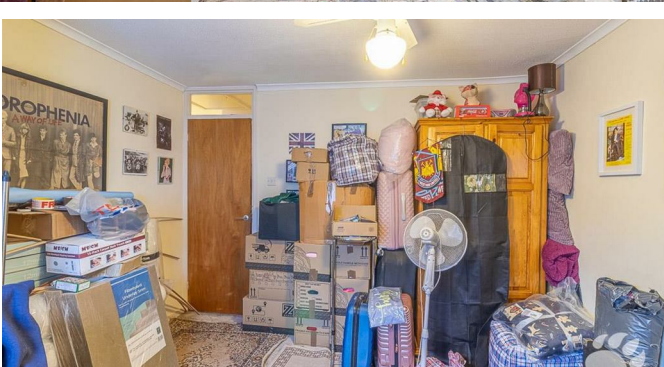
Approx. Four-Year-Old Boiler

Boiler Serviced Annually

Partially Boarded Loft

West-Facing Rear Garden

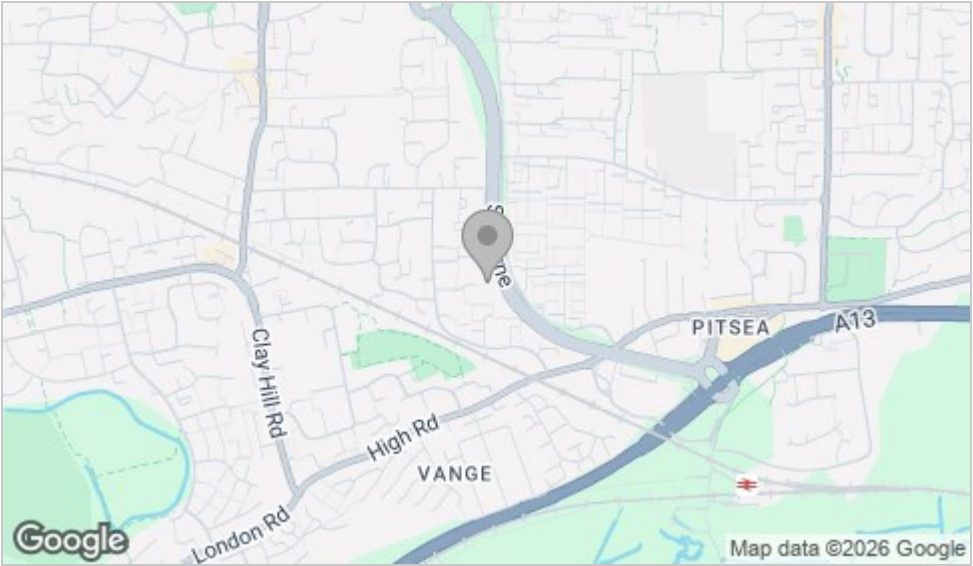
Rear Access



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

