



Bear Estate Agents are delighted to present this wonderfully maintained THREE BEDROOM terraced home, located on Queens Road in the highly regarded Steeple View area. Perfectly positioned, the property sits close to well-regarded local schools, everyday amenities and popular bus routes. For commuters, the A127 is just a short drive away, offering excellent road links into London, while Laindon Railway Station, only 1.5 miles away, provides a fast and convenient C2C service into London Fenchurch Street.

- Prestigious Steeple View Area
- 1.5 Miles to Laindon Railway Station
- Very Short drive to the A127
- Lounge (26'4 x 12'4)
- Kitchen (11'1 x 5'10)
- Dining Room (15'5 x 7'8)
- Bedroom 1 (11'9 x 12'3)
- Bedroom 2 (8'5 x 12'6)
- Three-Piece Bathroom Suite (6'4 x 5'8)
- Driveway Parking for up to 7 Vehicles

**Queens Road**  
**Basildon**  
**£375,000**



# Queens Road



Internally, the home welcomes you via a porch, offering a practical separation between the outdoors and the main living space.

The lounge is an impressive size, measuring 26'4 x 12'4 at its maximum dimensions, and enjoys direct access to the rear garden through patio doors, making it ideal for both relaxing and entertaining.

The kitchen is also well proportioned at 11'1 x 5'10, boasting an abundance of cupboard and worktop space.

The ground floor is completed by the dining room, measuring 15'5 x 7'8, which benefits from large windows at either end, flooding the room with natural light throughout the day. This versatile space is perfect for family meals or social gatherings and could alternatively be used as a downstairs double bedroom or children's playroom.

Upstairs, the first-floor landing provides access to all rooms on this level as well as the partially boarded loft space.

Bedroom 1 is a generous double, measuring 11'9 x 12'3 at its maximum dimensions, comfortably accommodating a double bed, wardrobes and additional furniture while still offering ample floor space.

Bedroom 2, only slightly smaller at 8'5 x 12'6, also easily accommodates a double bed along with further furnishings.

The first floor is completed by the three-piece bathroom suite, comprising a shower-over-bath, toilet and sink, with the added benefit of an airing cupboard.

Externally, the property truly impresses with driveway parking for up to seven vehicles to the front, complemented by an external electric power point and outdoor tap. To the rear, there is a garden with rear access and a shed complete with power, offering excellent storage or potential for a workshop or hobby space, along with an additional external power point and outdoor tap.

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.

## Prestigious Steeple View Area

## 1.5 Miles to Laindon Railway Station

## Very Short drive to the A127

## Driveway Parking for up to 7 Vehicles

## Lounge (26'4 x 12'4)

## Kitchen (11'1 x 5'10)

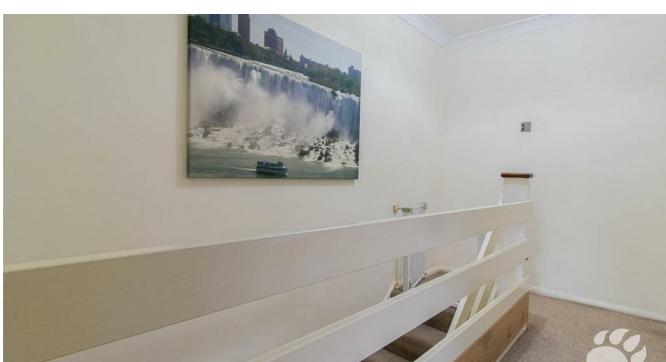
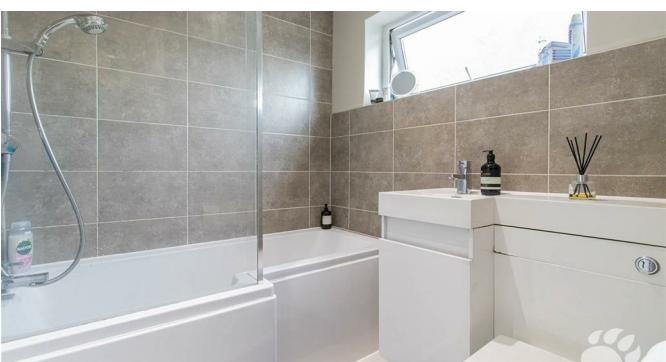
## Dining Room (15'5 x 7'8)

## Bedroom 1 (11'9 x 12'3)

## Bedroom 2 (8'5 x 12'6)

## Three-Piece Bathroom Suite (6'4 x 5'8)

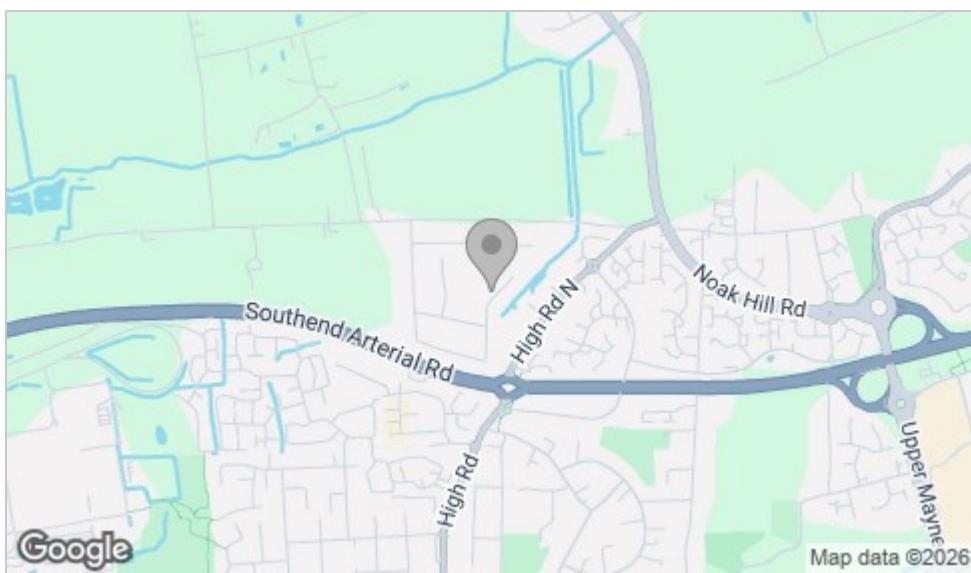
## Rear Garden with Rear Access and a Shed



# 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.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(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	

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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