



Guide Price: £425,000 - £450,000...

Bear Estate Agents are delighted to bring to the market this well-presented three bedroom semi-detached home, ideally positioned within the highly desirable Steeple View area and offering well-balanced accommodation perfectly suited to modern family living.

The property is conveniently located close to local shops, well-regarded schools and popular bus routes. Laindon Railway Station is approximately 1.4 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A127 is just a very short drive away, also offering convenient access into London and beyond.

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- Spacious Lounge/Diner (14'0 x 15'8 Max)
- Bedroom One (11'6 x 9'4)
- Bedroom Two (9'7 x 9'4 Max)
- Garden office and Partially converted Garage
- 1.4 Miles to Laindon Railway Station
- Kitchen (11'1 x 8'11 Max)
- En Suite Shower Room to Master Bedroom
- Bedroom Three (8'5 x 6'2)
- Driveway Parking for up to Four Vehicles

Sweet Briar Drive

Basildon

£425,000

Guide Price



Sweet Briar Drive



Internally, the home begins with a welcoming entrance hall which houses the stairs and a convenient downstairs W/C.

The lounge/diner measures 14'0 x 15'8 at its maximum dimensions and truly forms the heart of the home. This bright and spacious living area benefits from a large window and glazed patio doors to the rear, allowing natural light to flood the room throughout the day while also providing direct access to the garden. The room also benefits from a useful under-stair storage cupboard.

The kitchen measures 11'1 x 8'11 at its maximum dimensions and offers an abundance of cupboard and worktop space, creating a highly practical and well-organised cooking environment. The layout provides ample space for appliances while maintaining generous preparation areas, making it ideal for everyday family use.

Moving upstairs, the landing provides access to all rooms on this level.

Bedroom One measures 11'6 x 9'4 and is a well-proportioned double bedroom, comfortably accommodating a large bed and additional furniture. The room benefits from fitted wardrobes providing excellent built-in storage and is further enhanced by a convenient en-suite shower room.

Bedroom Two measures 9'7 x 9'4 at its maximum dimensions and is another well-sized double bedroom. The fitted wardrobes maximise floor space while still allowing room for further bedroom furniture.

Bedroom Three measures 8'5 x 6'2 and is a practical third bedroom which would be perfectly suited as a child's bedroom, guest room or home office.

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

The property also benefits from a partially boarded loft, providing additional storage space.

Externally, the home continues to impress with a large rear garden which benefits from side access, creating a fantastic outdoor space for relaxing or entertaining. At the bottom of the garden there is an insulated outbuilding currently used as a home office (12'2 x 9'9 max) which benefits from electrics, making it ideal for working from home or as a hobby space.

The garden also provides access to the rear of the partially converted garage, which has been cleverly adapted to create a dedicated hot tub room while retaining storage space at the front. The hot tub room can be accessed directly from the garden via a rear door to the garage, making it a fantastic space for relaxing or entertaining. The sellers have advised that the hot tub can remain at the property should the new owner wish, and that the garage could also be converted back to its original use if required.

To the front of the property there is driveway parking for up to four vehicles, providing excellent convenience.

This fantastic home offers spacious accommodation, excellent storage and a versatile layout, making it an ideal purchase for families or buyers seeking additional

flexible living space.

Council Tax Band: (E2147.31)

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.

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Three Bedroom Semi Detached Home

Located in Steeple View

Close to Shops Schools and Bus Routes

1.4 Miles to Laindon Railway Station

Direct Links to London Fenchurch Street via C2C Li

Easy Access to the A127

Spacious Lounge/Diner (14'0 x 15'8 Max)

Kitchen (11'1 x 8'11 Max)

Bedroom One (11'6 x 9'4)

En Suite Shower Room to Master Bedroom

Bedroom Two (9'7 x 9'4 Max)

Bedroom Three (8'5 x 6'2)

Fitted Wardrobes in Bedrooms One and Two

Three Piece Family Bathroom Suite

Partially Boarded Loft for Additional Storage

Large Rear Garden with Side Access

Insulated Garden Office with Electrics (12'2 x 9'9

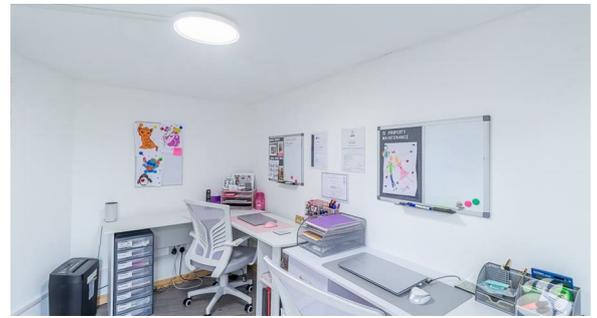
Garage with Storage and Converted Hot Tub Room

Driveway Parking for Up to Four Vehicles

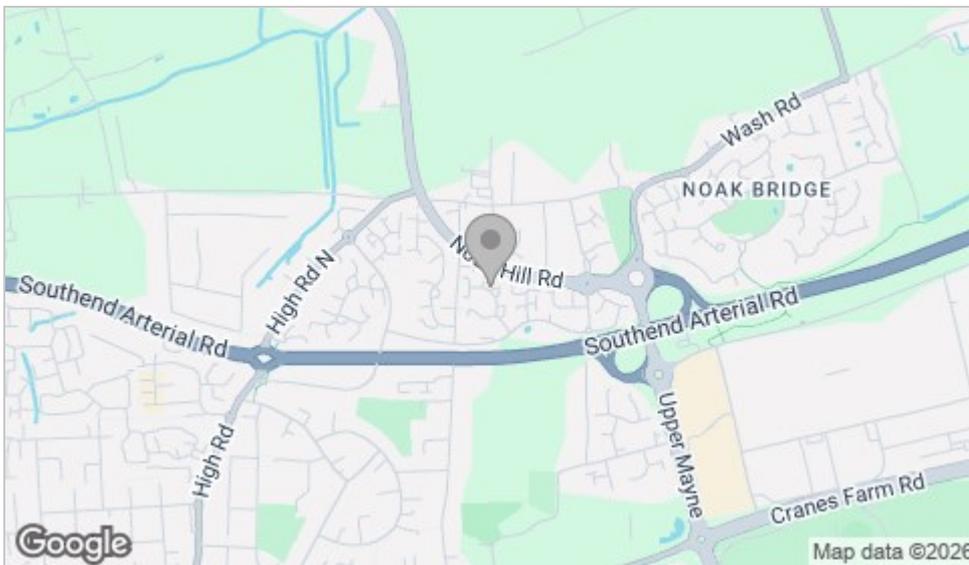


Floor Plan

WHILE EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FOOTPRINT CONTAINED HERE, MEASUREMENTS OF FLOORS, WALLS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATIONS AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, FIXTURES AND APPLIANCES SHOWN HAVE NOT BEEN SPECED AND NO GUARANTEE AS TO THEIR AVAILABILITY OR EFFICIENCY CAN BE GIVEN. MADE WITH HOMESPACE (2020)



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	