



Olivers Crescent | | Great Waking | SS3 0ES

Guide Price £475,000

bear
Estate Agents

**Olivers Crescent |
Great Waking | SS3 OES
Guide Price £475,000**

* £475,000 - £495,000 * Situated in the peaceful village of Great Waking, this well-presented three-bedroom semi-detached home offers spacious living accommodation, a substantial West-facing garden with a garden room and off-street parking to the front.

- Semi-Detached House
- Dining Room with French Doors to the Garden
- Ground Floor Bedroom
- West-Facing Rear Garden
- Off-Street Parking
- Large Lounge with a Feature Log Burner
- Sizeable Kitchen with Range Cooker
- Two First Floor Double Bedrooms
- Garden Room
- Double Glazing and Gas Central Heating



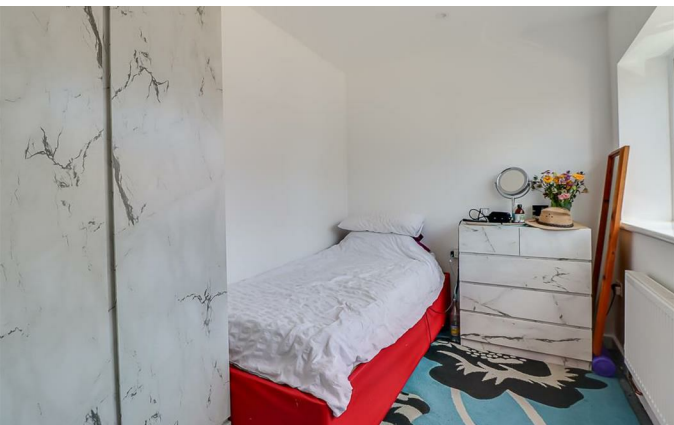


This attractive semi-detached house is ideal for families seeking generous accommodation in a desirable village setting. The property welcomes you with an entrance hall featuring useful understair storage. To the front, a spacious lounge creates a cosy yet impressive reception space and benefits from a charming feature log burner. French doors open into the dining room, which in turn enjoys French doors leading out to the rear garden, allowing natural light to flood through. The sizeable kitchen is well-equipped and fitted with a range cooker, whilst bi-folding doors provide seamless access to the garden, making it perfect for entertaining. A versatile ground floor bedroom completes the downstairs accommodation. To the first floor, the landing serves two well-proportioned double bedrooms and a modern three-piece bathroom. Externally, the property boasts a generous West-facing rear garden, offering ample lawn space and a superb garden room, ideal for use as a home office, gym, or entertaining area. Further benefits include off-street parking to the front, double glazing, and gas central heating.

Located on Olivers Crescent in Great Wakering, the property falls within catchment for Great Wakering Primary Academy, Stambridge Primary Academy, and Waterman Primary Academy. Local amenities and bus links are within easy reach, whilst the village itself enjoys a tranquil setting surrounded by the picturesque Essex countryside.

Three Bedroom Semi-Detached House





Entrance Hall

9'3 x 5'8 (2.82m x 1.73m)

Lounge

19'4 x 11'1 (5.89m x 3.38m)

Dining Room

10'5 x 8'9 (3.18m x 2.67m)

Kitchen

17'6 x 11'4 (5.33m x 3.45m)

Bedroom Three

9'1 x 7'3 (2.77m x 2.21m)

Landing

5'8 x 4'0 (1.73m x 1.22m)

Bedroom One

14'2 x 9'0 (4.32m x 2.74m)

Bedroom Two

9'8 x 9'4 (2.95m x 2.84m)

Three Piece Bathroom

7'5 x 5'2 (2.26m x 1.57m)

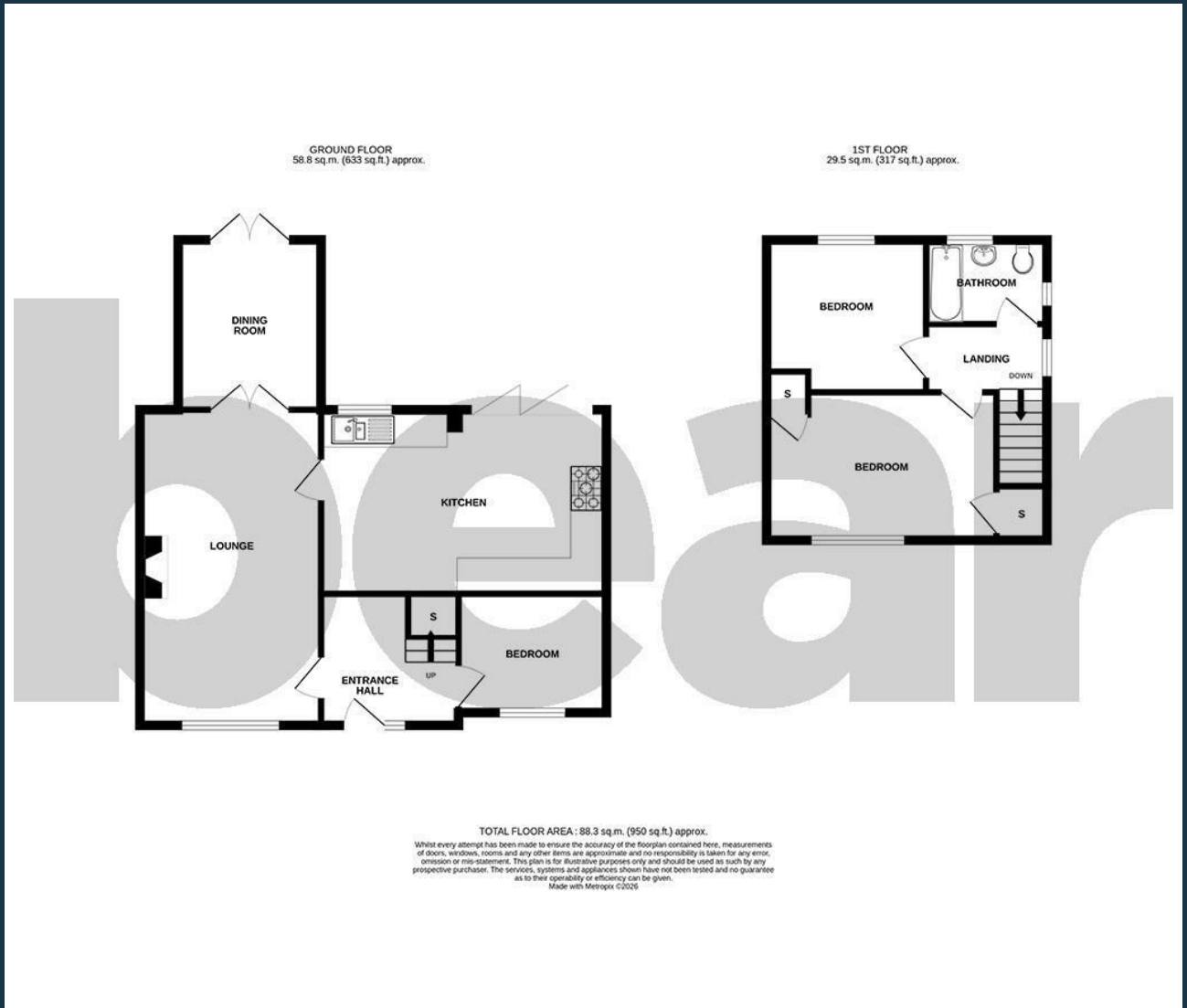
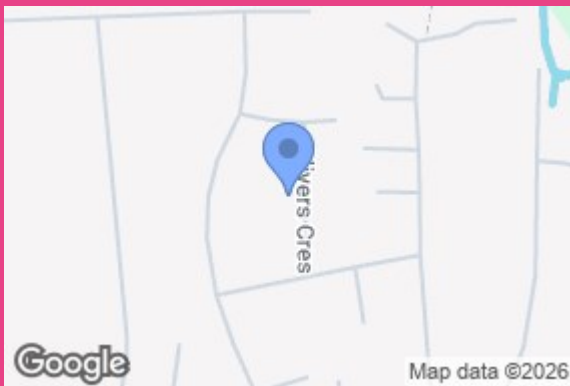
West Facing Garden

Garden Room

14'8 x 7'8 (4.47m x 2.34m)

Off-Street Parking





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	

204 Woodgrange Drive
 Southend-on-Sea
 Essex
 SS1 2SJ
 01702 811211
 info@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>