



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Church Park Road, Basildon



Morgan Brookes believe - This fantastic end terrace family home boasts a generous sized south facing rear garden, great for entertaining and is conveniently positioned a stones throw of the Broadway! The property comprises of an open planned living and dining room, modern kitchen with integral appliances, three double bedrooms and a family bathroom.

Our Sellers love - That the property offers a within walking distance reach of amenities and transport links including the A13 and Pitsea Railway Station, which serves London Fenchurch Street in less than an hour!

Key Features

- Spacious End Terrace Family Home.
- Three Generous Sized Bedrooms.
- Open Planned Living/Dining Room.
- Modern Kitchen with Integral Appliances.
- Generous Sized South Facing Rear Garden.
- Walking Distance To Mainline Station.
- Within Close Proximity To Local Amenities.
- Call Morgan Brookes Today.

**Offers in Excess of
£350,000**

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morganbrookes.co.uk

Church Park Road, Basildon

Entrance

Double glazed paneled door leading to:

Entrance Porch

5' 7" x 3' 4" (1.70m x 1.02m)

Double glazed paneled windows to front & side aspect, tiled flooring, double glazed paneled door leading to:

Entrance Hallway

9' 9" x 5' 1" (2.97m x 1.55m)

Radiator, stairs leading to first floor accommodation, under stairs storage area, wood effect flooring, doors leading to:

Kitchen

15' 9" x 12' 7" (4.80m x 3.83m)

Double glazed window to front aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, induction hob incorporating extractor fan over, integrated oven, integrated fridge freezer, dishwasher, space & plumbing for appliances, radiator, smooth ceiling incorporating inset downlights, tiled flooring, door leading to:

Utility Room

9' 7" x 8' 2" (2.92m x 2.49m)

Double glazed door leading to side aspect, housing meters.

Dining Room

8' 4" x 6' 3" (2.54m x 1.90m)

Coving to smooth ceiling, wood effect flooring, opening to:

Living Room

15' 11" x 11' 2" (4.85m x 3.40m)

French doors leading to rear garden, radiator, electric fireplace, ornate wall display, coving to ceiling, wood effect flooring.

Cloakroom

6' 7" x 2' 6" (2.01m x 0.76m)

Obscure double glazed window to front aspect, wash hand basin, low level W/C, loft access, tiled walls, tiled flooring.

First Floor Landing

Smooth ceiling incorporating loft access, carpet flooring, doors leading to:

Master Bedroom

16' 5" x 8' 9" (5.00m x 2.66m)

Double glazed window to rear aspect, radiator, coving, carpet flooring.

Second Bedroom

13' 10" x 8' 10" (4.21m x 2.69m)

Double glazed Velux window, storage cupboard, carpet flooring.

Family Bathroom

6' 4" x 6' 0" (1.93m x 1.83m)

Obscure double glazed window to front aspect, panelled bath incorporating raised shower system over, shower screen, wash hand basin, radiator, tile walls, tile flooring.

Separate W/C

Obscure double glazed window to front aspect, low level W/C, tiled walls, tiled flooring.

Third Bedroom

14' 5" x 6' 4" (4.39m x 1.93m)

Double glazed window to rear aspect, radiator, carpet flooring.

Rear Garden

Mainly laid to lawn, paved entertainment area, brick built BBQ, brick built firepit area, established shrubs & trees, gated side access.

Front Of Property

Resin driveway providing off-street parking, gated side access.

Local Authority Information

Basildon Borough Council

Council Tax Band: C

01268 755626

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.