



# New Avenue

**Basildon, Essex, SS16 6BT**

**GUIDE PRICE** £475,000

- Possible Re-development Opportunity (STP)
- Sought After Location
- Close to Railway Station & Schools
- Versatile Accommodation
- Garage & Parking
- No Onward Chain
- EPC E

# New Avenue, Basildon, Essex, SS16 6BT

**\*\* Great Family Home or possible Re-development Opportunity STP! \*\*** Accommodation

This excellent sized three bedroom detached chalet bungalow offers so much potential and versatile living accommodation.

Upon viewing the property you'll be greeted with a spacious entrance hall, followed by three/four bedrooms, two/three reception rooms and a loft room!

One of the most favorable elements of this property is the size of the overall plot. You'll have lots of parking along with a double garage and side access leading to a secluded well stocked and mature rear garden. We're advised that similar sized plots in the area have also been re-developed into two dwellings.

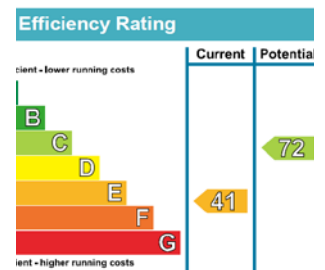
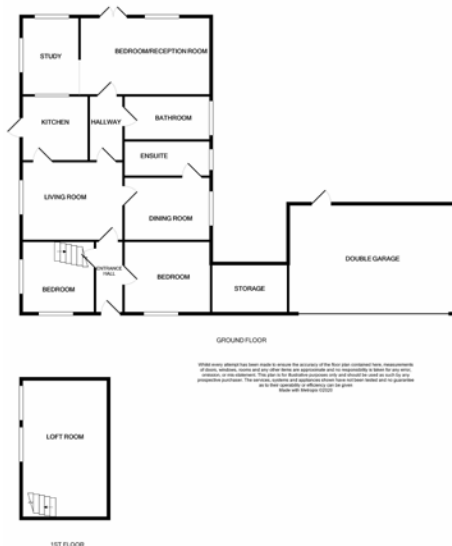
Finally, the location of this property should complete everything that you could want in a family home. You'll be walking distance to Laindon railway station, Great Berry primary school, a medical centre, local amenities and Langdon Hills recreation grounds!

- Entrance Hall
- Bedroom One - 14'9 x 9'11
- Study - 9'11 x 7'10
- Bedroom Two - 11'6 x 9'7
- Bedroom Three - 13'5 x 9'6
- Bathroom
- Kitchen - 10'2 x 8'11
- Dining Room/Bedroom Four
- Living Room - 13'4 x 13'
- Loft Room - 19'9 x 12'9

## Exterior

- Off Road Parking
- Double Garage
- Secluded Rear Garden

**Agents Note: We're advised that the property is of Timber Rough cast construction.**



**Disclaimer** Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP from 1 October 2007.

Kemsley LLP  
 Residential Head Office  
 113 New London Road, Chelmsford, Essex CM2 0QT