



## 18 Wraysbury Drive, Laindon, Basildon, SS15 4HY

### Offers In Excess Of £332,500

- OWN DRIVE & GARAGE
- FRENCH DOORS TO PRIVATE GARDENARDE
- LOUNGE / DINER
- IDEAL FIRST TIME PURCHASE
- TWO BEDROOMS
- MODERN INTEGRATED KITCHEN
- REFITTED BATHROOM
- CUL-DE-SAC LOCATION
- CLOSE TO A127 & SHOPS
- UPVC DOUBLE GLAZING

Popular Cul-de-sac location, in the Steeple View area, near to shops and the A127. Ideally suited for first time buyers, downsizers and buy to let investors, this two bedroom, semi-detached house is ready to move straight in ! with a modern integrated Kitchen, including fridge / freezer, oven, induction hob, with extractor fan, microwave and space for washing machine. In addition there is UPVC double glazing throughout, Lounge / Diner with French doors to the secluded rear garden with composite decking area, perfect for BBQ's and entertaining. Rarely do properties of this type have their own block paved driveway and attached garage, creating an excellent storage space, with power & lighting, eaves storage space and pedestrian door to the garden. The first floor has a spacious Master Bedroom, overlooking the garden, with plenty of room for wardrobes and side tables, Bedroom Two is currently arranged as a dressing room and has access to the loft. The Bathroom is fully tiled, with a modern white suite which includes a paneled bath, fitted shower screen, shower above, low level W.C, wash hand basin and chrome heated towel rail. There is a built-in airing cupboard, housing the combination gas boiler. Early viewing is advised to appreciate this well presented property, which has been in the same ownership since new.



Council Tax Band: C



**ENTRANCE HALLWAY**

6'6 x 3'8

**KITCHEN**

8'5 x 7'9

**LOUNGE / DINER**

15'7 x 11'9

**FIRST FLOOR LANDING**

**BEDROOM ONE**

11'11 x 11'9 reducing to 9'9

**BEDROOM TWO**

12'3 x 5'8

**BATHROOM**

8'6 reducing to 5'5 x 5'8

**REAR GARDEN**

37 x 21

**OWN DRIVEWAY**

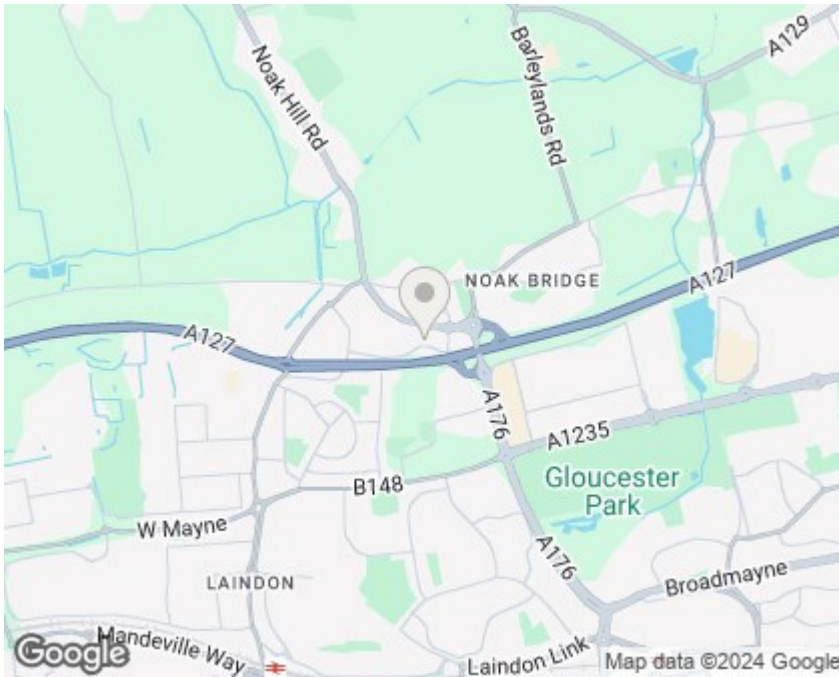
**ATTACHED GARAGE**

16'10 x 8'1

**CUL-DE-SAC LOCATION**

**COUNCIL TAX BAND (C)**





## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

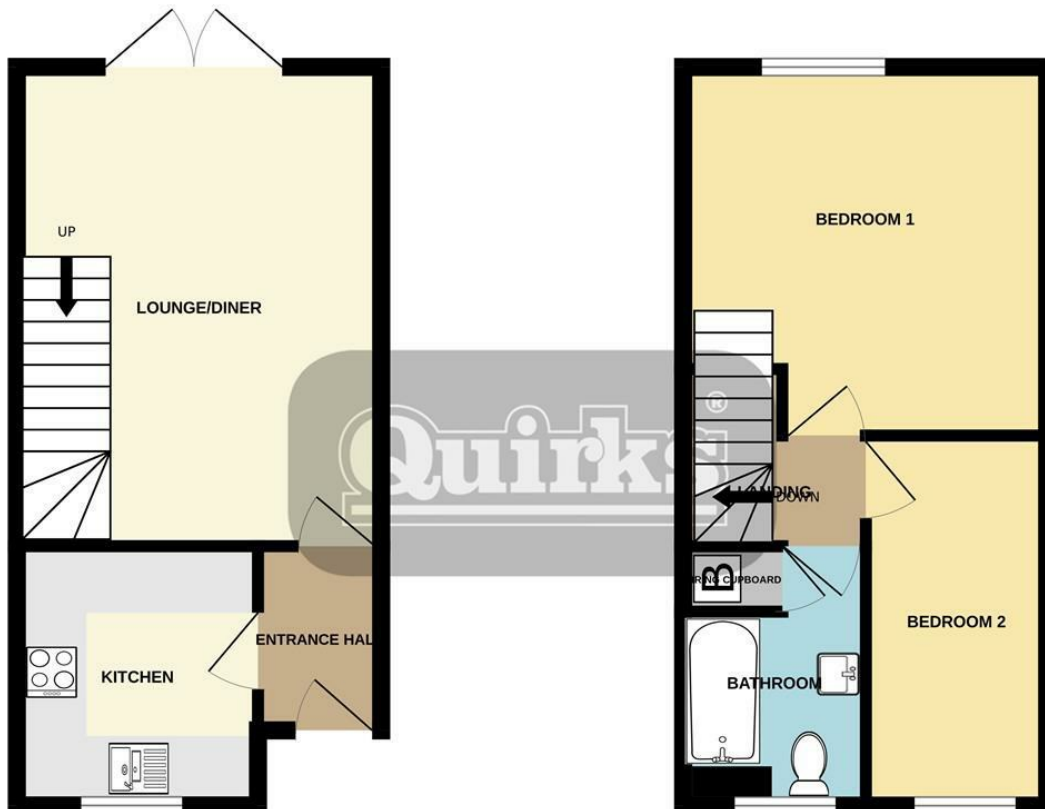
## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 89        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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