



## 1 Handleys Chase, Noak Bridge, Basildon, SS15 4JB

**No Onward Chain £500,000**

- GARAGE & PARKING
- SOUTH WEST FACING REAR GARDEN
- REFITTED INTEGRATED KITCHEN
- OVERLOOKING THE DUCK POND
- THREE BEDROOMS
- NO ONWARD CHAIN
- SIDE GARDEN & CORNER PLOT
- REFITTED W.C., EN-SUITE & BATHROOM
- DOUBLE GLAZED CONSERVATORY / GARDEN ROOM
- NEARBY SHOPS & NATURE RESERVE

Situated in a private driveway shared with just two other properties, overlooking the duck pond, is this well presented three bedroom detached family home, being offered for sale with NO ONWARD CHAIN. Enjoying a corner plot, with side garden, seating area and storage shed in addition to the low maintenance South West facing rear garden. Internally the property has a sizeable entrance hallway, with built-in storage, refitted ground floor W.C, modern integrated kitchen, with oven, grill, electric hob, extractor fan, integrated dishwasher, fridge and washing machine. The lounge has a bay window to front aspect, gas fireplace and opens to the dining room. The conservatory / garden room, is of an excellent size, measuring 21ft in width, with French doors and side door access to the garden, plumbing for an American Style fridge / freezer with water supply. To the first floor landing is a built-in cupboard housing the combination gas boiler, there is a modern family bathroom, with panelled bath and rainfall shower above, bedroom one benefits from a a modern en-suite shower room and built-in wardrobes, bedroom two is also a double room, with fitted wardrobes and bedroom three would make an ideal home office / children's bedroom with a built-in storage cupboard / wardrobe. This is a rare opportunity to acquire a detached property in one of the best locations in Noak Bridge, within walking distance of shops and the Nature Reserve.



Council Tax Band: F



**ENTRANCE HALLWAY**  
13'10 x 5'11

**GROUND FLOOR W.C**  
5'5 x 2'8

**LOUNGE WITH BAY WINDOW**  
14'3 into bay reducing to 11'9 x 14'8

**DINING ROOM**  
9'8 x 8'9

**REFITTED KITCHEN**  
11'8 x 9'8 reducing to 7'6

**DOUBLE GLAZED CONSERVATORY / GARDEN ROOM**  
21'5 x 9'3

**FIRST FLOOR LANDING**  
13'10 x 5'6 reducing to 2'9

**BEDROOM ONE**  
12'2 reducing to 9 x 10'

**EN-SUITE SHOWER ROOM**  
8'10 x 3'4

**BEDROOM TWO**  
10'11 x 9'6

**BEDROOM THREE**  
9'6 x 9'6 reducing to 6'2

**FAMILY BATHROOM**  
6'10 x 6'2

**SOUTH WEST FACING REAR GARDEN**

**CORNER PLOT WITH SIDE GARDEN**

**ATTACHED GARAGE & PARKING SPACE**





## Viewings

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

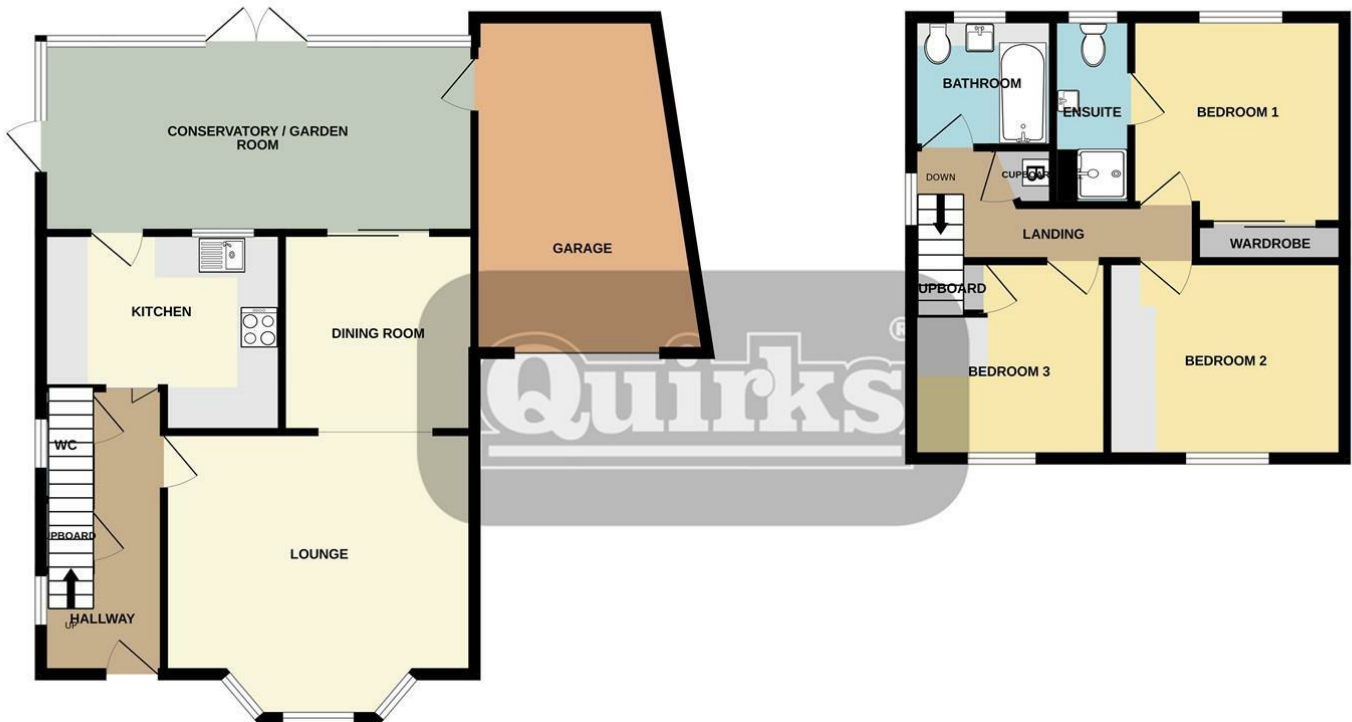
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	85
(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	

GROUND FLOOR  
822 sq.ft. (76.3 sq.m.) approx.

1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 sq.m.) approx.

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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