

64 Latimer Drive, Laindon, Basildon, SS15 4AJ

Offers In Excess Of £350,000

- THREE SPACIOUS BEDROOMS
- GARAGE & OFF ROAD PARKING
- MODERN COMBI BOILER
- MODERN KITCHEN
- SCOPE TO ADD MORE PARKING (STPP)
- SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN
- 19FT X 15FT LIVING ROOM
- REFITTED BATHROOM
- GARDEN BACKING PARK & PLAY AREA

Situated in a popular cul-de-sac location, this deceptively spacious three bedroom family home is being offered for sale with NO ONWARD CHAIN. The property benefits from a low maintenance, South facing rear garden, with gated access to the adjoining a park and children's play area, making this ideal for families. The property has a modern kitchen to the front aspect with a range of wall and base level units, space for freestanding oven, fridge / freezer and washing machine, sink/drainer and built-in storage cupboard. The living room is an excellent size, measuring 19'3 x 15'6, with patio doors to the extensive decking area, ideally suited for outdoor entertaining. The first floor landing leads to three good sized bedrooms, the modern family bathroom with paneled bath and rainfall shower above, the built-in airing cupboard houses a modern ATAG combination gas boiler (untested) there is also a separate W.C. Bedroom one is a large room with two windows overlooking the front garden and there is the potential to split this room and make four bedrooms or a dressing area if preferred. This property comes with an off road parking space and garage in nearby block. with potential to add further parking to the front of the house, subject to consent being granted. Situated near to open countryside, schools, shops and the A127, early viewing is advised due to the popular location.



Council Tax Band: C



ENTRANCE HALLWAY

8'0 x 5'11

KITCHEN

9'4 x 9'3

LOUNGE / DINER

19'3 x 15'6

FIRST FLOOR LANDING

11'9 x 6'4

BEDROOM ONE

15'6 x 9'2

BEDROOM TWO

11'8 x 8'10

BEDROOM THREE

8'10 x 6'3

FAMILY BATHROOM

8'10 x 6'0

SEPARATE W.C

8'10 x 2'6

SOUTH FACING REAR GARDEN

44 x 16

OFF ROAD PARKING & GARAGE IN BLOCK





Viewings

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

EPC Rating:

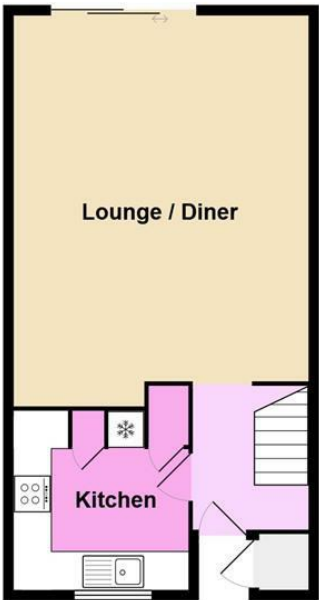
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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	



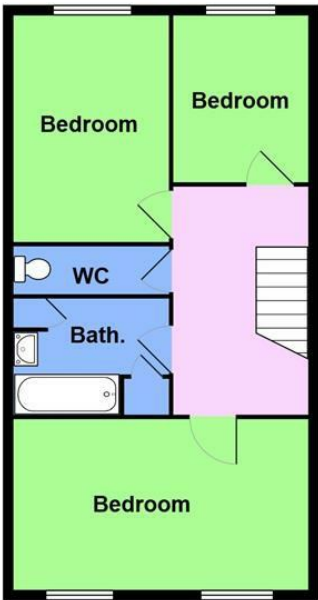
Ground Floor

Area: 42.7 m² ... 460 ft²



1st Floor

Area: 43.8 m² ... 472 ft²



Total Area: 86.5 m² ... 931 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.