



## 18 Abingdon Close, Laindon, Basildon, SS15 6LJ

**GUIDE PRICE £450,000 - £475,000**

- THREE DOUBLE BEDROOMS
- WEST FACING GARDEN
- MODERN KITCHEN / DINER
- DUNTON FIELDS DEVELOPMENT
- INTERNAL VIEWING STRONGLY ADVISED
- EN-SUITE & BATHROOM
- GROUND FLOOR W.C.
- TWO PARKING SPACES
- BUILT BY BLOOR HOMES IN 2015
- CUL-DE-SAC LOCATION

Situated in a quiet cul-de-sac location on the popular Dunton Fields development is this superbly presented three storey family home, constructed by Bloor Homes in 2015. Offering excellent accommodation, this property has a modern kitchen / diner with a range of integrated appliances, utility area, ground floor W.C and separate lounge to the front aspect. There are three double bedrooms, with an impressive master suite, featuring it's own en-suite shower room and dressing area, also with built-in wardrobes. The family bathroom is well equipped with both bath and separate shower cubicle. Externally this house enjoys a landscaped West facing garden, which is low maintenance but also offers an extensive paved patio and decking area, ideally suited for entertaining and BBQ's. In addition there is gated access from the rear garden to the parking area, where this property has two allocated parking spaces.



Council Tax Band: D



ENTRANCE HALLWAY

LOUNGE

13'10" x 11'9"

KITCHEN/DINER

12'2 x 11'7

UTILITY AREA

6'5" x 3'1"

GROUND FLOOR W.C.

5'3" x 3'1"

FIRST FLOOR LANDING

17'6" x 6'7"

FAMILY BATHROOM

8'8" x 6'1"

BEDROOM TWO

14'2" x 8'4"

BEDROOM THREE

11'6" x 8'4"

BEDROOM ONE

13'0" x 11'2"

DRESSING AREA

7'5" x 5'4"

EN-SUITE SHOWER ROOM

7'5" x 5'9"

WEST FACING REAR GARDEN

36 x 18 max

TWO ALLOCATED PARKING SPACES

AGENTS NOTE

This freehold property does have a service charge for the maintenance of communal areas on the Dunton Fields Development, this is arranged via Accordant Estates, with a yearly charge of £199.20.





## 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			90
(81-91) B		80	
(69-80) C			
(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	

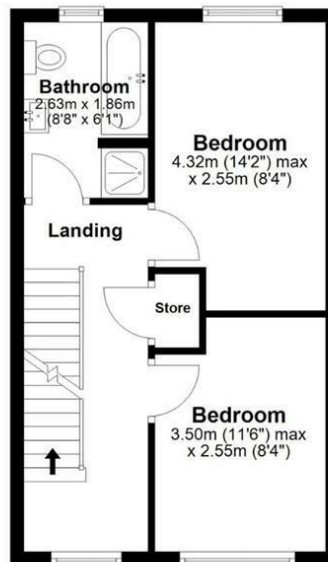
### Ground Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



### First Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



### Second Floor

Approx. 29.5 sq. metres (317.7 sq. feet)



Total area: approx. 101.4 sq. metres (1091.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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