



40 Berry Lane

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GILBERT
& ROSE

40 Berry Lane
Basildon
Essex
SS16 6AY

Guide price £425,000



Guide price £425,000 - £450,000

This stunning detached bungalow has been renovated from top to bottom to include new windows, doors, roof, bathroom and kitchen creating the perfect home for a young family being close to excellent local amenities.. The exterior provides ample off street parking and side gated access to a beautiful rear garden with multiple seating areas which is a relaxing space to host guests especially in those warmer summer months. Walk through the front door and you will fall in love with the stylish interior, you will find two additional reception rooms including lounge and dining room, modern kitchen with side door leading to the rear garden, immaculate three piece suite bathroom and two great sized double bedrooms. Location wise, this property is a 10 minute walk from Laindon station which is ideal for commuters, easy access onto the A127, multiple bus connections and only a 15 minute walk from Langdon Hills Recreation Ground where you can meet friends and enjoy long walks in the surrounding nature.



Entrance

Entrance door into hallway comprising smooth ceiling with inset spotlights, storage cupboard, radiator, solid wood flooring, doors to:

Lounge

11'6" x 12'7" (3.53m x 3.84m)

Double glazed window to front, smooth ceiling with ceiling light, feature wall with built in electrics for TV, radiator, solid wood flooring, double doors to:

Dining Room

11'6" x 12'9" (3.53m x 3.89m)

Double glazed window to side, smooth ceiling with ceiling light, radiator, solid wood flooring, door to:

Kitchen

16'11" x 8'0" (5.18m x 2.44m)

Bespoke fitted kitchen with quartz work surfaces above with under mounted sink including waste disposal, under counter spotlights, integrated eye level full size steam assist oven, combi microwave oven, four ring

induction hob and extractor unit over, integrated dishwasher, washer dryer and fridge/freezer, double glazed window to rear, double glazed door to side leading to rear garden, smooth ceiling with inset spotlights, bespoke glass splashbacks, radiator, vinyl flooring.

Bedroom One

11'8" x 11'1" (3.56m x 3.40m)

Double glazed window to front, smooth ceiling with inset spotlights, radiator, laminate flooring.

Bedroom Two

10'4" x 11'1" (3.15m x 3.38m)

Double glazed window to rear, smooth ceiling with inset spotlights, radiator, laminate flooring.

Bathroom

Three piece suite comprising panelled bath with thermostatic shower above and handheld attachment over, wall mounted wash hand basin with mixer tap, low level w/c, chrome heated towel rail, automatic extractor fan on sensors, smooth ceiling with fitted spotlights, partially tiled walls, marble and porcelain tiled flooring.

Rear Garden

Slab paved seating area into pathway leading to further seating area, summer house to remain, shingled areas with mature trees and raised shrub borders, area laid to artificial lawn, side gated access to front garden.

Summer House

Windows to front. door to front, electrics including additional fuse box, laminate flooring.

Front Garden

Block paved driveway providing off street parking for multiple vehicles, side gated access to rear garden.



