

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Burnt Mills Road, Basildon
Offers In Excess Of £750,000

An exceptional four-bedroom detached residence, impeccably refurbished to an outstanding standard, situated on the highly desirable Burnt Mills Road and perfectly positioned within easy reach of reputable local schools, boutique shops, and a picturesque nature park. The property also benefits from excellent connectivity, lying between Pitsea and Basildon railway stations.

This exquisite home offers a seamless blend of contemporary design and refined living. At its heart lies a breath taking open-plan kitchen, dining, and family space, thoughtfully designed with underfloor heating, ideal for both everyday living and elegant entertaining. The ground floor is further enhanced by a beautifully appointed shower room, a spacious ground floor bedroom & a versatile office, dressing room or playroom, catering effortlessly to modern lifestyles.

Upstairs, three generously proportioned bedrooms provide luxurious accommodation, all finished to an impeccable standard. In addition there is a 3 piece modern family bathroom with underfloor heating which serves the upstairs bedrooms.

Externally, the property continues to impress with a private, south-facing rear garden, offering a tranquil and sun-drenched retreat. To the front, a substantial driveway provides parking for multiple vehicles, complemented by a detached outdoor utility room, adding both practicality and convenience.

Offered to the market with no onward chain, this remarkable home represents a rare opportunity to acquire a turnkey property of exceptional quality in a prime and well-connected location.



- ENTRANCE HALL
- DRESSING ROOM
- GROUND FLOOR SHOWER ROOM
- OPEN PLANNED LOUNGE/KITCHEN/DINER WITH BI FOLD DOOR
- BEDROOM 1
- FIRST FLOOR LANING
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BATHROOM
- EXTERNAL UTILITY ROOM
- LANDSCAPED REAR GARDEN
- OFF STREET PARKING

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

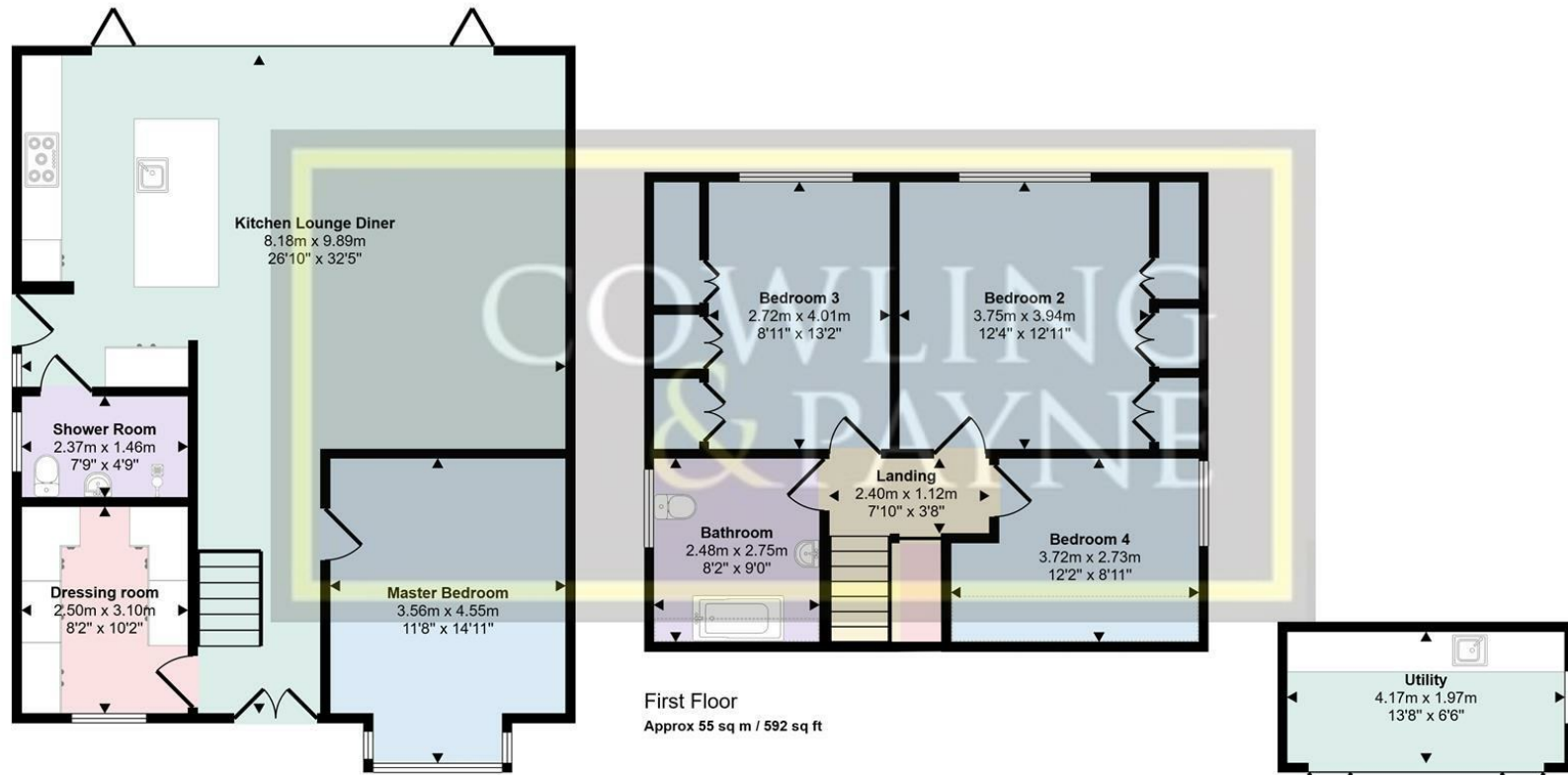
Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 72 | 82 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Approx Gross Internal Area
 145 sq m / 1565 sq ft



Ground Floor
 Approx 82 sq m / 884 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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