



**CURTIS O'BOYLE**

Sales & Lettings

**Tonbridge Drive, Basildon**  
SS15 6ND





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£350,000

Modern terraced house situated on the edge of this development overlooking Mohhs Field towards Dunton and offering easy access to the A127. Two double bedrooms, ensuite, family bathroom, lounge, fitted

**ENTRANCE HALL** Obscure double glazed entrance door, smooth ceiling, tiled floor, understairs cupboard, stairs to first floor.

**LOUNGE** 15' 6" x 13' 4" (4.72m x 4.06m) > 7' 1" (2.16m) (Irregular shape) Two double glazed windows to front aspect, double glazed French doors to rear garden, two radiators, smooth ceiling.

**KITCHEN** 9' x 8' 3" (2.74m x 2.51m) Double glazed window to front aspect, fitted base and wall units, one and a quarter bowl ceramic sink unit with mixer taps, space for washing machine, built in electric oven and four ring gas hob with hood above, tiled floor, smooth ceiling with inset downlighters, opening to dining room.

**DINING ROOM** 10' 6" x 6' 2" (3.2m x 1.88m) Double glazed door to rear garden, double glazed window to rear aspect, radiator, tiled floor, smooth ceiling, door to WC.

**WC** 5' 8" x 3' 3" (1.73m x 0.99m) Wall mounted gas boiler, close coupled WC, wash hand basin.

**FIRST FLOOR LANDING** Double glazed window to front aspect, radiator, smooth ceiling.

**BEDROOM ONE** 9' x 7' 10" (2.74m x 2.39m) plus recess and wardrobe space. Double glazed window to rear aspect, radiator, smooth ceiling, fitted wardrobes and cupboards, door to ensuite.

**ENSUITE** 7' 4" x 4' 8" (2.24m x 1.42m) Obscure double glazed window to front aspect, radiator, smooth ceiling, tiled shower cubical, close coupled WC, wash hand basin, part tiled walls, tiled floor.

**BEDROOM TWO** 12' 10" > 10' 4" (3.15m x 8' 1" (3.91m x 2.46m) Irregular shape Double glazed window to rear aspect, radiator, smooth ceiling, built in cupboard.

**BATHROOM** 9' 4" x 7' 2" (2.84m x 2.18m) Irregular shape Obscure double glazed window to front aspect, radiator, smooth ceiling, panelled bath with mixer tap and shower attachment, wash hand basin, close coupled WC.

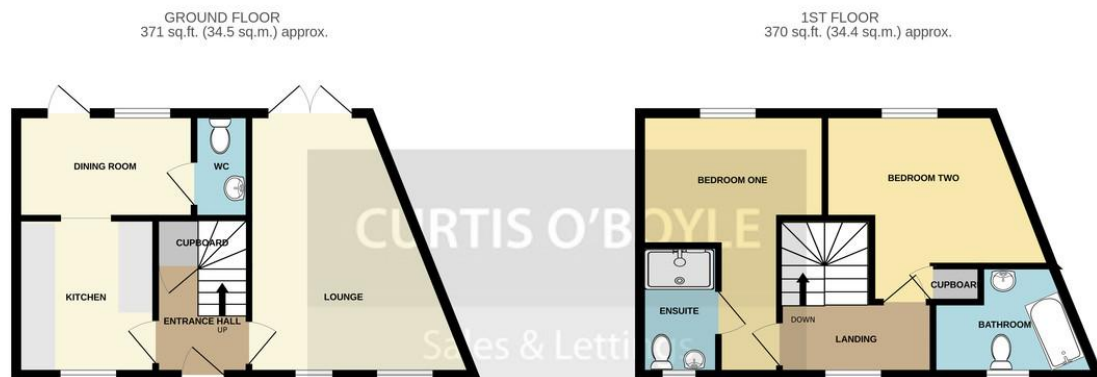
**REAR GARDEN** Paved patio area and path to rear gate, astro grass, panelled fencing.

**TWO PARKING SPACES**





To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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