



Bear Estate Agents are absolutely delighted to bring to the market, with NO ONWARD CHAIN, this beautifully presented and deceptively spacious two double bedroom semi-detached house which profits from not only a superb finish throughout but also the benefit of being positioned toward the end of a quiet and family-friendly cul de sac as well as having a large rear garden alongside two parking spaces and a car port, parking comfortably for three vehicles.

- Welcoming Entrance Hall
- Impressive Lounge/Diner
- Master Bedroom 11'9 x 11'8
- Large Rear Garden With Side Access
- Quiet & Family Friendly Cul De Sac
- Modern Kitchen 10'4 x 5'6
- First Floor Landing 17'10 x 11'8
- Bathroom Suite 6'1 x 5'4
- Plus Bedroom Two 10'7 x 8'5
- Car Port Plus Driveway Parking
- No Onward Chain

## Charleston Avenue

Basildon

**£325,000**

Guide Price



# Charleston Avenue



Guide Price £325,000 - £350,000.....

Internally the new owner will be greeted by the striking and spacious entrance hall complete with understairs storage.

The modern kitchen suite is positioned to the front of the property and overlooks the front garden and parking. The kitchen measures 10'4 x 5'6 and provides ample worktop space and storage space.

Worthy of special mention is the impressive lounge come diner which measures a generous 17'10 x 11'8 and provides the perfect environment in which to both entertain and relax.

If the new owner wanted 'open-plan' living then it would be a relatively simple and straightforward job to remove the wall between the kitchen and lounge come diner as it is stud work and this would create a huge area of kitchen, living and dining area, of course, subject to building regulations.

The first floor commences with the landing area allowing access to the two double bedrooms and family bathroom suite.

The master bedroom measures 11'9 x 11'8 with fitted, mirrored wardrobes whilst bedroom two measures an equally generous 10'7 x 8'5.

Completing the first floor is the family bathroom suite which measures 6'1 x 5'4 which consists of the W/C, washbasin and bathtub with overhead shower.

Externally this home continues to impress and excel with a large rear garden which provides an area of patio, larger area laid to lawn alongside an area of decking. The garden is unoverlooked to the rear, has side access and storage via the large shed, to remain. To the front of the property is a carport and two additional parking spaces. The property offers parking comfortably for three vehicles alongside street parking.

Situated toward the end of a quiet and family-friendly cul de sac the location is very popular and within walking distance of local shops and amenities.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended as opportunities such as this are few and far between.

Freehold.  
Council Tax Band C.  
Amount £1,823.20.

## **Welcoming Entrance Hall**

### **Modern Kitchen Suite**

10'4 x 5'6

### **Impressive Lounge/Diner**

17'10 x 11'8

### **Landing**

### **Master Bedroom**

11'9 x 11'8

### **Bedroom Two**

10'7 x 8'5

### **Bathroom Suite**

6'1 x 5'4

## **Large Unoverlooked Rear Garden**

### **Side Access**

## **Car Port Plus Two Additional Parking Spaces**

## **Quiet & Family Friendly Cul De Sac**

## **Close Proximity To Local Shops & Amenities**

## **Superb Finish Throughout**

## **No Onward Chain**

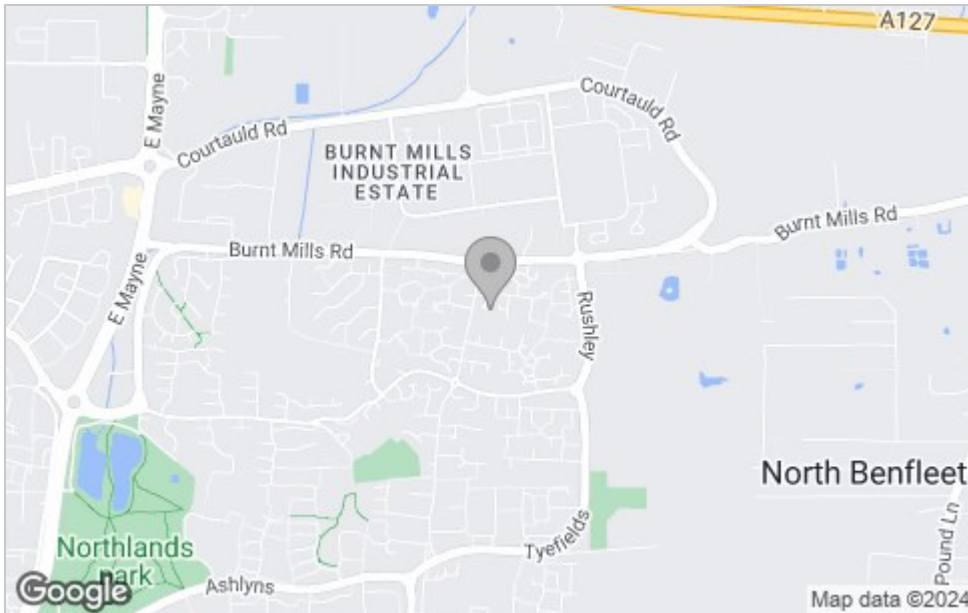




# Floor Plan



# Area Map



# Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

