



GUIDE PRICE £325,000 - £350,000. Bear Estate Agents are pleased to bring to the market this incredibly spacious, THREE bedroom terraced house. Falstones is a pleasant road located on the fringes of Lee Chapel North, within 1 mile of both Basildon and Laindon railway stations which provide easy access into London Fenchurch Street via C2C rail service. The home is also within walking distance of local shops, local schools and popular bus routes.

- GUIDE PRICE £325,000 - £350,000
- Lounge/Diner (23'10 x 12'4) max
- Bedroom 1 (12'8 x 10'2)
- Bedroom 3 (9'6 x 8'2)
- Ample Storage
- Entrance Hall
- Modern Kitchen (8'5 x 10'9)
- Bedroom 2 (11'7 x 10'3)
- Three-Piece Shower Room
- Low Maintenance Rear Garden

## Falstones

Basildon

**£325,000**

Guide Price



# Falstones



This pleasant home begins with an entrance hall which hosts the stairs and adjoins both the lounge/diner and kitchen. The lounge/diner is a fantastic space measuring 23'10 x 12'4 max with easy distinction between lounge and dining areas. This room benefits from a bay window which overlooks the front and sliding patio doors into the rear garden, keeping this room bright and airy throughout the day! The kitchen is modern and boasts an abundance of cupboard and surface with another door into the rear garden.

Upstairs is equally impressive with three good size bedrooms! Bedroom 1 measures 12'8 x 10'2, bedroom 2 measures 11'7 x 10'3 and bedroom 3 measures 9'6 x 8'2. Bedrooms 2 and 3 both benefit from spacious storage cupboards. There is also a three-piece shower room with walk-in shower, toilet and sink.

The garden is a great size and easy maintenance comprised of patio and artificial turf. There is also a brick built storage shed to the rear of the property and a rear access gate for access.

This home will not be on the market for long so call us today to organise an appointment and see all of the benefits first hand!

Council Tax Band: C (£1908.72)

**GUIDE PRICE £325,000 - £350,000**

**Entrance Hall**

**Lounge/Diner (23'10 x 12'4) max**

**Modern Kitchen (8'5 x 10'9)**

**Bedroom 1 (12'8 x 10'2)**

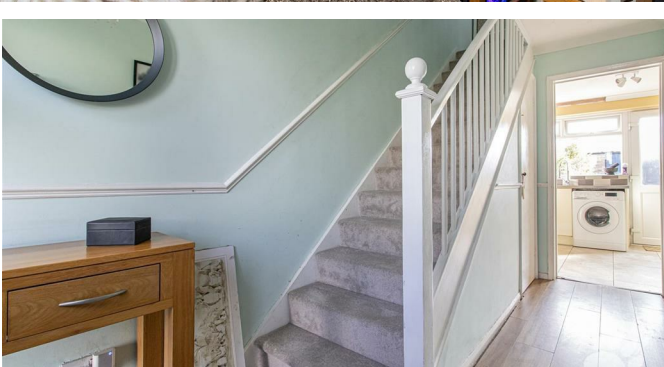
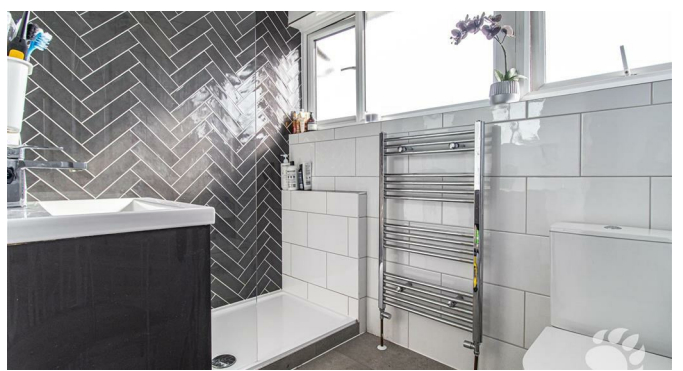
**Bedroom 2 (11'7 x 10'3)**

**Bedroom 3 (9'6 x 8'2)**

**Three-Piece Shower Room**

**Ample Storage**

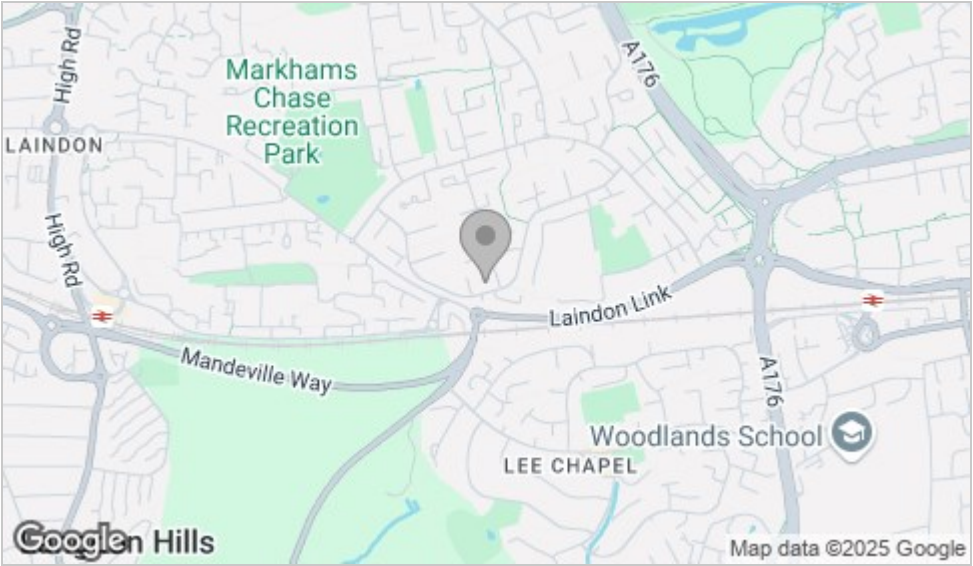
**Low Maintenance Rear Garden**



# 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

