



GRIFFIN

THE PROPERTY PEOPLE



Clenshaw Path , Basildon, SS14 2FP

Asking price £438,000

** Guide Price £438,000 - £445,000 **

Griffin are delighted to offer For Sale this Four Bedroom Mid Terraced Town House which is perfect for families as its situated adjacent to Gloucester Park and being situated within minutes walk from Basildon Town Centre.

Accommodation comprises hallway, ground floor cloakroom, kitchen, lounge /diner, first floor landing, two bedrooms (both with fitted wardrobes), family bathroom, second floor landing, master bedroom with dressing room and an en-suite shower room and the fourth bedroom (currently fitted out as a Study)

The property further boasts an array of fine features including double glazing, Juliet style balconies from Bedrooms One and Three, Gas central heating, Rear garden and off street parking to rear.

Internal viewing is strongly recommended to appreciate the accommodation on offer.

Viewing

Please contact our Griffin Residential Stanford-Le-Hope Office on 01375 600615 if you wish to arrange a viewing appointment for this property or require further information.



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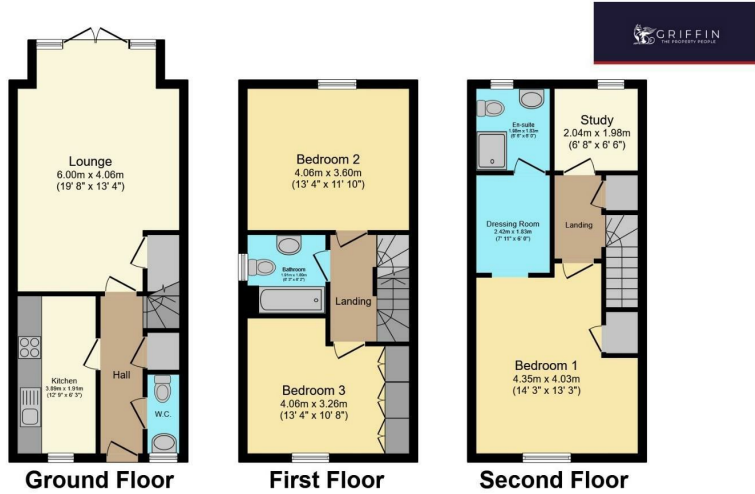
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Floor Plan



Total floor area 111.0 m² (1,194 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Graph

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



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