



**Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**Falstones, Basildon,  
Essex, SS15**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Close to local amenities
- Close to transport links
- Chain free
- Close to train station and town centre
- Rear access and private garden

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 12'4 x 12'1 (3.76m x 3.69m)

Dining Room : 11'7 x 9'6 (3.53m x 2.90m)

Kitchen: 11'3 x 9'0 (3.43m x 2.75m)

### FIRST FLOOR

Landing

Bedroom 1: 11'9 x 9'6 (3.58m x 2.90m)

Bedroom 2: 12'6 x 12'0 (3.81m x 3.66m)

Bedroom 3: 9'0 x 7'5 (2.75m x 2.26m)

Bathroom

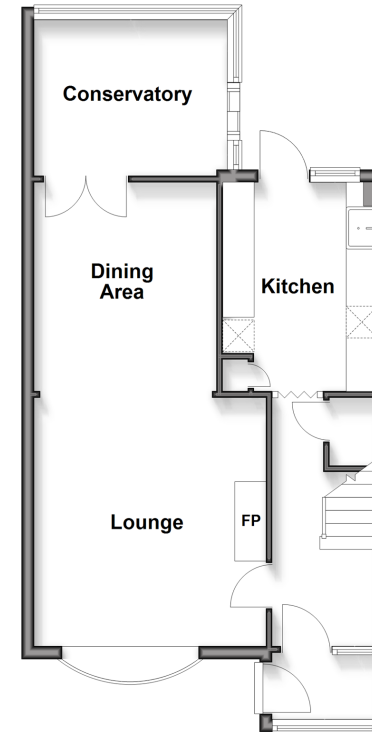
### OUTSIDE

Front Garden

Rear Garden

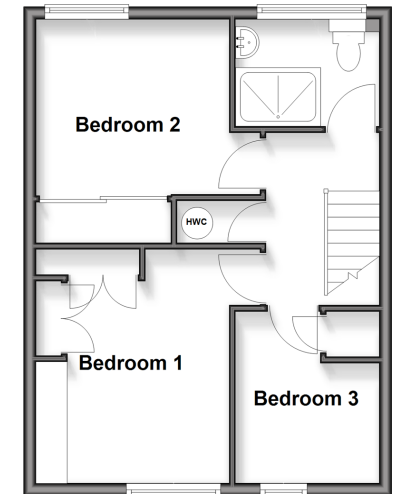
### Ground Floor

Approx. 50.3 sq. metres (541.7 sq. feet)



### First Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



**Call Basildon - 01268 293993 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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