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Falcon way, Basildon Offers invited £825,000

Aspire Estate Agents Basildon are delighted to present this truly exceptional 8 double bedroom detached family home, tucked away within a quiet cul-de-sac in the highly sought-after Kingswood area of Basildon. Backing directly onto Basildon Golf Course and offered chain free, this substantial home provides a rare opportunity to acquire a property that perfectly suits large families or multi-generational living.

The property offers generous and versatile accommodation throughout, with a layout designed for modern family life and entertaining. The ground floor features two air-conditioned double bedrooms, each benefiting from its own kitchenette and private shower room with WC. This arrangement is ideal for extended family members, guests, or independent living while still remaining part of the main home.

At the heart of the property sits a stunning, expansive kitchen, perfectly designed for family gatherings and entertaining. The kitchen boasts ample worktop space, a central island, and a range-style cooker, creating a sociable and practical environment for everyday living. Adjacent to this is a spacious family living room, providing a warm and welcoming area to relax and enjoy time together.

One of the standout features of the home is the large ground-floor bar and games room, an impressive entertaining space ideal for hosting celebrations, social evenings, or simply unwinding with friends and family. The ground floor is further enhanced by a dedicated home office, offering a quiet and functional workspace, along with a separate laundry room designed to meet the demands of a busy household.

| | |
|----------------------------------|-----------------------------------|
| Entrance Hall | Dressing Room |
| 7' 2" x 6' 10" (2.2m x 2.11m) | 7' 7" x 4' 7" (2.33m x 1.41m) |
| Living Room | Bathroom |
| 25' 7" x 11' 9" (7.82m x 3.59m) | 9' 3" x 5' 10" (2.84m x 1.78m) |
| Games Room/Bar | Bedroom Six |
| 38' 4" x 9' 5" (11.69m x 2.88m) | 7' 10" x 10' 3" (2.4m x 3.13m) |
| W/C | Bedroom Seven |
| Office | 10' 2" x 9' 1" (3.12m x 2.78m) |
| 12' 10" x 8' 1" (3.92m x 2.48m) | Bedroom Five |
| Kitchen | 11' 8" x 9' 4" (3.56m x 2.87m) |
| 21' 1" x 16' 0" (6.45m x 4.89m) | Bedroom Eight |
| Laundry Room | 9' 4" x 6' 10" (2.85m x 2.11m) |
| 9' 2" x 6' 11" (2.8m x 2.13m) | Bedroom Four |
| Kitchenette | 11' 11" x 11' 11" (3.65m x 3.65m) |
| 9' 1" x 3' 8" (2.79m x 1.12m) | Ensuite |
| W/C | 8' 11" x 5' 6" (2.74m x 1.68m) |
| Bedroom Three | Bathroom |
| 12' 5" x 7' 6" (3.79m x 2.31m) | |
| Hallway | |
| 6' 2" x 3' 3" (1.89m x 1m) | |
| Bathroom | |
| Bedroom Two | |
| 14' 6" x 11' 10" (4.43m x 3.61m) | |
| Landing | |
| 16' 3" x 2' 11" (4.97m x 0.91m) | |
| Bedroom One | |
| 15' 3" x 11' 9" (4.65m x 3.6m) | |

GROUND FLOOR
3160 sq.ft. (293.6 sq.m.) approx.

1ST FLOOR
1884 sq.ft. (175.0 sq.m.) approx.



TOTAL FLOOR AREA: 5044 sq.ft. (468.6 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. The floorplan 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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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | 78 | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales EU Directive 2002/91/EC | | | |
| Environmental Impact (CO ₂) Rating | | | |
| Very environmentally friendly - lower CO ₂ emissions | | Current | Potential |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales EU Directive 2002/91/EC | | | |



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