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## Throwley Close, Basildon



**Morgan Brookes believe** - This beautifully presented five bedroom detached house, positioned within a desirable area, close to the main line train station, local shops and amenities is the perfect family home with it's spacious modern family room, separate living room & further reception room. The property further boasts a ground floor cloakroom, utility room and an excellent sized well maintained rear garden.

**Our Sellers love** - Spending time in the garden, they also love the open plan layout for entertaining friends & family.

### Key Features

- Beautifully Presented Five Bedroom Home.
- Double Story Rear Extension.
- Three Reception Rooms.
- Ground Floor Cloakroom & Utility.
- Excellent Size Rear Garden.
- Off Road Parking & Garage To Side.
- Popular Location.

**Offers in Excess of  
£550,000**

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# Throwley Close, Basildon

## Entrance

Obscure wood panelled door leading to:

## Entrance Hall

**13' 11" x 6' 11" (4.24m x 2.11m)**

Obscure double glazed window to the front, stairs leading to first floor landing, understairs storage area, radiator, luxury vinyl tiled flooring, coving to smooth ceiling, doors to:

## Ground Floor Cloakroom

**4' 5" x 3' 11" (1.35m x 1.19m)**

Obscure double glazed window to side aspect, hand basin, low level WC, radiator, smooth ceiling.

## Living Room

**14' 6" x 13' 0" (4.42m x 3.96m)**

Double glazed window to the front aspect, feature fire place, radiator, coving to smooth ceiling, carpet flooring, opens to:

## Family Room & Kitchen

**20' 2" x 11' 10" (6.14m x 3.60m)**

Double glazed windows to two side aspects, range of fitted wall and base level units, wine cooler, space and plumbing for appliances, center island with roll top work surfaces incorporating 4 point electric hob, radiator, luxury vinyl tiled flooring, coving to smooth ceiling incorporating down lights, opens to:

## Extended Kitchen & Utility Area

**9' 0" x 6' 10" (2.74m x 2.08m)**

Double glazed window to rear aspect, double glazed panelled door to rear garden, fitted range of wall and base units, fitted double oven, space and plumbing for appliances, roll top work surfaces incorporating sink, radiator, luxury vinyl tiled flooring, coving to smooth ceiling incorporating down lights.

## Extended Additional Reception Room

**12' 10" x 9' 6" (3.91m x 2.89m)**

Double glazed window to rear aspect, radiator, luxury vinyl tiled flooring, coving to smooth ceiling incorporating down lights.



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### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



**First Floor Landing****16' 9" x 9' 3" nt 2'11" (5.10m x 2.82m nt 0.88m)**

Double glazed window to side aspect, coving to smooth ceiling incorporating loft access, carpet flooring, doors to:

**Master Bedroom****15' 5" x 10' 7" (4.70m x 3.22m)**

Double glazed window to front aspect, fitted bedroom furniture, radiator, coving to ceiling, carpet flooring.

**Bedroom 2****12' 9" x 10' 6" (3.88m x 3.20m)**

Double glazed window to rear aspect, radiator, coving to ceiling.

**Bedroom 3****10' 8" x 8' 11" (3.25m x 2.72m)**

Double glazed window to side access, radiator, coving to ceiling, carpet flooring.

**Bedroom 4****9' 7" x 9' 4" (2.92m x 2.84m)**

Double glazed window to rear aspect, radiator, coving to ceiling, carpet flooring.

**Bedroom 5****10' 9" nt 4'2 x 9' 4" nt 6"1 (3.27m nt 1.27m x 2.84m nt 1.54m)**

Double glazed window to front aspect, built in storage cupboard, radiator, coving to ceiling, carpet flooring.

**Shower Room****7' 0" nt 4'11" x 5' 11" (2.13m nt 1.49m x 1.80m)**

Obscure double glazed window to side aspect, double shower cubicle, vanity hand basin, low level WC, complimentary tiling, stainless steel heated towel rail.

**Bathroom****6' 2" x 6' 1" (1.88m x 1.85m)**

Obscure double glazed window to side aspect, panelled bath with raised shower system and shower screen, pedestal hand basin, low level WC, radiator, complimentary tiling.

**Rear Garden**

Paved entertaining area from house, remainder laid to lawn, various flowers and shrubs to borders, gated side access, door to Garage.

**Garage**

Double glazed window to rear aspect, double glazed panelled door to side aspect, power &amp; light connected, up and over door.

**Front Of Property**

Off street parking for 4 to 5 vehicles, remainder laid to lawn with tree to center.

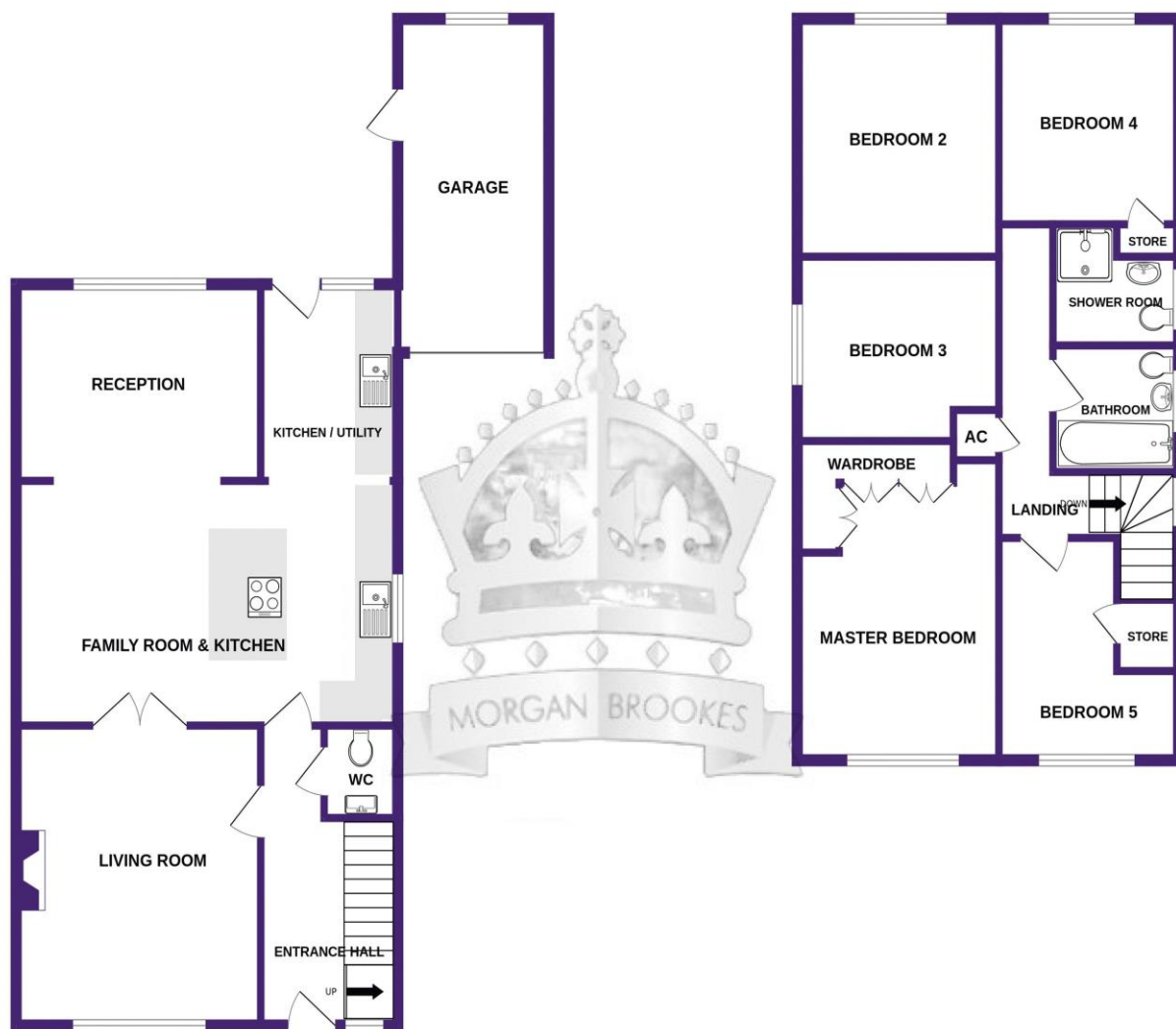


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GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.

1ST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 1566 sq.ft. (145.5 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. This plan 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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