bear
Estate Agents



Bear Estate Agents are absolutely thrilled to present to the market, with NO ONWARD CHAIN, this truly remarkable EIGHT DOUBLE BEDROOM, LINK-DETACHED family home! Falcon Way sits proudly within the highly sought-after Birds Estate in Kingswood — a location renowned for its convenience and community feel. With local shops, reputable schools and popular bus routes all within walking distance, everything you need is right on your doorstep. Basildon Town Centre and Basildon Railway Station lie just 0.9 miles away, offering swift connections to London Fenchurch Street via the ever-reliable C2C Rail Service. For drivers, the A13 is only moments away, linking effortlessly into the capital and beyond.

- NO ONWARD CHAIN
- Enormous Games Room/Bar (43'6 x 13'11 Max)
- Self-contained ground-floor living area potential, with kitchenette, two W/Cs, living room and double bedroom
- Impressive Kitchen/Breakfast Room (16'0 x 21'1)
- Eight Sizeable Bedrooms
- Dressing Room and Jack and Jill Ensuite to Bedroom 1
- Walk-In Wardrobes and Ensuite Bathroom to Bedroom 2
- SOUTH-FACING Rear Garden
- Outbuilding Complete with Swimming Pool and Hot Tub , Separate Outbuilding Complete with Home Gym
- Large Block-Paved Front Driveway for up to Seven Vehicles.

# Falcon Way

## The Birds Estate, Kingswood

**£800,000**

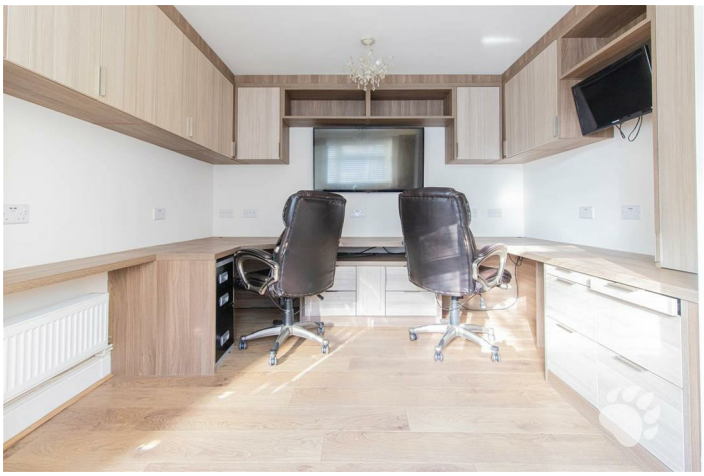
Guide Price

8 7 3 D

# Falcon Way









Guide Price £800,000 - £825,000...

Internally, this home immediately sets the tone for space, comfort and versatility. The inviting entrance hall provides an impressive introduction to the property and ensures a smooth transition between outdoor and indoor living.

The lounge is a standout feature — a staggering 25'7 x 11'8 — beautifully bright thanks to its large bay window. This expansive room hosts the staircase and offers a warm, sociable hub perfect for both everyday living and entertaining.

Flowing from the lounge is the showstopper of the ground floor: the enormous games room/bar. Measuring an incredible 43'6 x 13'11 at its maximum dimensions, this space truly has the "wow factor." Complete with a substantial bar area to the rear, its own W/C and another generous bay window to the front, the room is currently home to a pool table but can be adapted to suit any lifestyle — cinema room, hosting area, or deluxe second lounge.

From the games room/bar you step into the office, measuring 12'11 x 10'8 at its widest points — ideal for home working or quiet study. This then leads into the magnificent kitchen/breakfast room. Measuring an impressive 16'0 x 21'1, this well-appointed space offers an abundance of sleek worktop space, excellent storage options and a high-quality finish throughout.

The kitchen is complemented by a practical utility room, measuring 6'11 x 7'3, perfect for laundry, appliances and additional storage.

Adding further versatility to the ground floor is a separate kitchenette, measuring 9'1 x 6'10 at its maximum dimensions. This area offers great worktop and cupboard space and leads into one of the ground-floor W/Cs — excellent for multi-generational living or guests.

Bedrooms 7 and 8 can also be found on the ground floor, both generous double rooms. Bedroom 7 is particularly impressive at 14'5 x 11'10 and benefits from its own ensuite W/C. Bedroom 8 measures 7'5 x 12'3, offering yet another fantastic space.

A hallway connecting these bedrooms also offers access to the kitchenette and hosts a convenient shower room.

It is well worth noting that the entire right-hand side of the ground floor can be fully locked off from the rest of the home. This creates the exciting opportunity for a completely self-sufficient living area — featuring a kitchenette, two W/Cs, a living room and a double bedroom — making it perfect for extended family, older children, or even rental potential (subject to relevant consents).

Heading upstairs, the first-floor landing provides access to all rooms and continues the theme of generous proportions.

Bedroom 1 is a standout primary suite, measuring an impressive 17'2 x 11'10. It comfortably accommodates a double bed and benefits from extensive fitted wardrobes, with one door leading cleverly into the dressing room. From here you'll find the luxurious four-piece Jack-and-Jill ensuite, accessible from both the bedroom and the hallway.

Bedroom 2 is equally striking, measuring 11'10 x 12'8. It enjoys its own spacious walk-in wardrobe and a stylish four-piece ensuite — ideal for guests or family members wanting their own private space.

Bedrooms 3, 4, 5 and 6 continue the home's abundance of accommodation, measuring 11'8 x 9'4, 10'2 x 9'10, 8'11 x 10'2 and 6'10 x 9'4 respectively. Each room offers versatile potential, whether used as bedrooms, nurseries, hobby rooms or offices.

Completing the first floor is a well-presented three-piece family bathroom, fitted with a shower-over-bath, toilet and sink.

Externally, this home is just as impressive. The SOUTH-FACING rear garden is a superb suntrap and benefits from side access and two incredible outbuildings. The first outbuilding hosts a large swimming pool and hot tub — a phenomenal addition for relaxation and leisure. The second is currently set up as a full home gym. Better still, the hot tub and all gym equipment will remain as part of the sale, offering immediate luxury and convenience.

To the front, the home enjoys an exceptionally large block-paved driveway, providing off-street parking for up to seven vehicles — perfect for large families or those who love to entertain.

This extraordinary home truly offers a rare combination of size, versatility and luxury, making it a must-see for anyone seeking something genuinely special.

Guide Price £800,000 - £825,000...

Council Tax Band: F (£3101.67)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**NO ONWARD CHAIN**

**Located on the Popular Birds Estate**

**Walking Distance to Basildon Railway Station**

**Easy Access to the A13**

**Large Lounge (25'7 x 11'8)**

**Enormous Games Room/Bar (43'6 x 13'11 Max)**

**Impressive Kitchen/Breakfast Room (16'0 x 21'1)**

**Office (12'11 x 10'8)**

**Utility Room (6'11 x 7'3)**

**Additional Kitchenette (9'1 x 6'10)**

**Bedroom 1 (17'2 x 11'10)**

**Dressing Room and Jack and Jill Ensuite to Bedroom**

**Bedroom 2 (11'10 x 12'8)**

**Walk-In Wardrobes and Ensuite Bathroom to Bedroom**

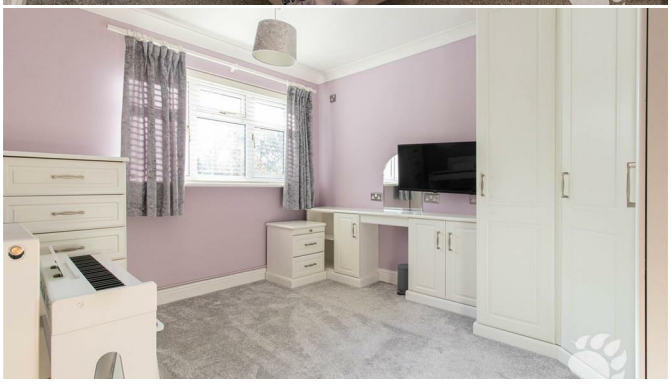
**Bedroom 3 (11'8 x 9'4), Bedroom 4 (10'2 x 9'10)**





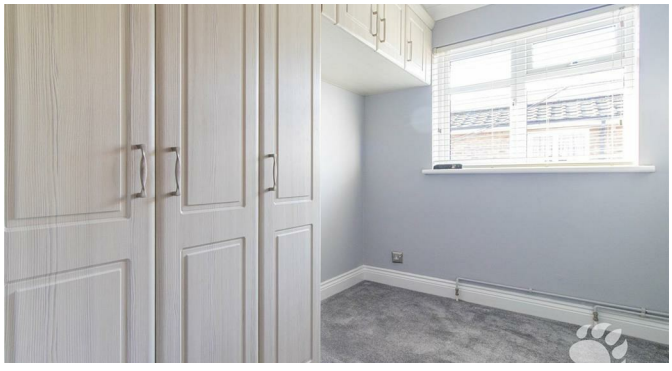













Arsenal
ARSENAL

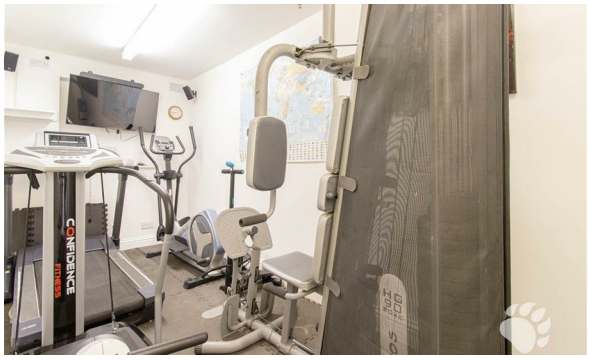


## Floor Plan

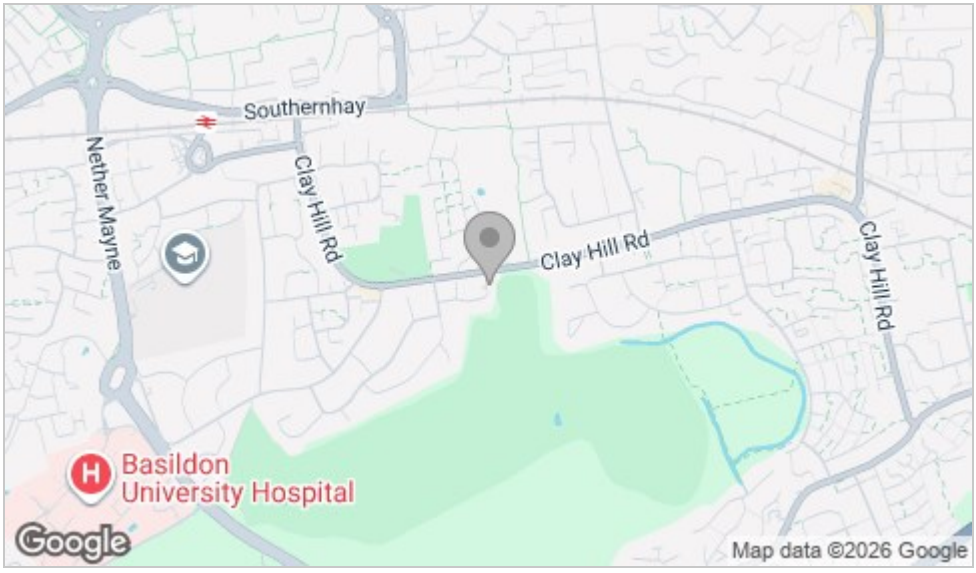




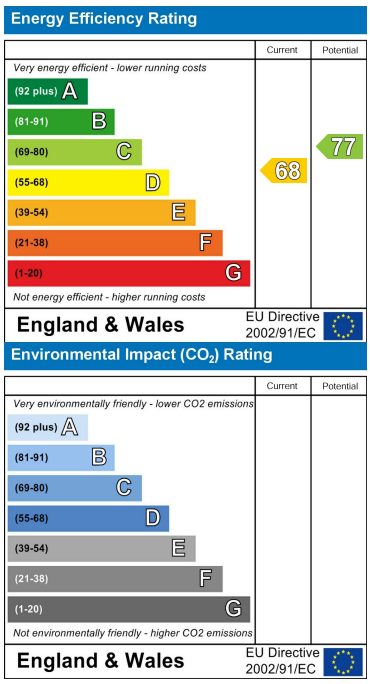



## Area Map




## Energy Efficiency Graph




## 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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