To arrange a viewing contact us today on 01268 777400

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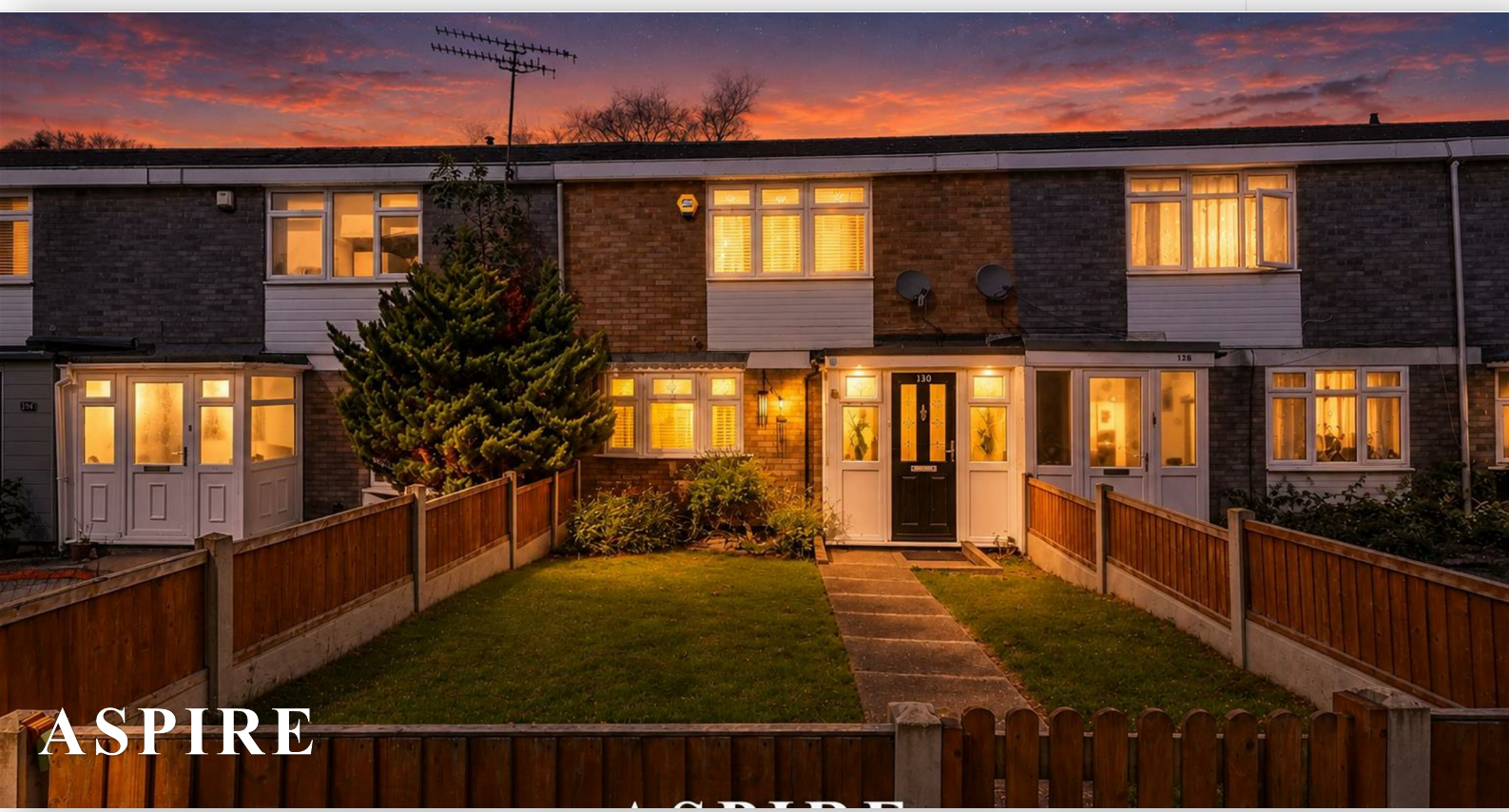
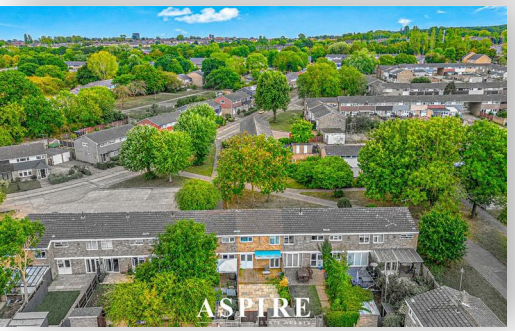




Falstones, Basildon Guide price £325,000

GUIDE PRICE £325,000-£350,000

Aspire Estate Agents Basildon are thrilled to presented this mid-terraced house which offers spacious and comfortable accommodation, making it an ideal family home. The property is maintained in good condition throughout and benefits from a practical layout with well-proportioned rooms.

Upon entering, you are welcomed by a useful entrance hallway leading into the impressive lounge/dining room, measuring approximately 24ft in length. This spacious reception area provides an excellent space for both relaxing and entertaining, with doors opening directly onto the private rear garden.

The property also benefits from an updated fitted kitchen, offering a good range of storage and worktop space, with room for appliances. Upstairs, there are three well-sized bedrooms, comprising two comfortable double bedrooms and a good-sized single bedroom, providing flexibility for families, guests or those requiring a home office. A family bathroom completes the first-floor accommodation.

Externally, the property boasts a well-maintained front garden, while directly to the front there is ample communal parking, providing convenient parking for residents and visitors. To the rear is a private and enclosed garden, offering a pleasant outdoor space for relaxing and entertaining, along with rear access and useful additional storage.

The property is ideally positioned close to a range of local schools, shops and transport links, making it convenient for everyday amenities and commuting. With its generous living accommodation, private rear garden, parking directly at the front and convenient location, this property is well worth viewing to fully appreciate what it has to offer.

Potential to rent garage through council.

Falstones is situated within an established residential area of Basildon, offering convenient access to a range of local amenities, education facilities, transport links, shopping and recreational facilities. The property is particularly well positioned for families, with a selection of schools located within the surrounding area, including nearby primary schools and secondary education options. The closest schools should be considered particularly convenient for families, with further schools available throughout the wider Basildon and Laindon areas. Prospective purchasers are advised to confirm individual school catchment areas and admissions arrangements with the relevant local authority.

For everyday shopping, residents have a choice of local convenience stores and nearby supermarkets, with Basildon town centre and Eastgate Shopping Centre providing a much wider selection of high-street shops, cafés, restaurants and essential services. Mayflower Retail Park and the surrounding retail areas also provide a range of larger stores and supermarkets, while Laindon Centre and Billericay High Street offer further shopping and independent amenities within the wider area.

The property is also conveniently positioned for public transport, with Laindon, Basildon and Pitsea railway stations providing access to the c2c network. Services operate towards London Fenchurch Street and Southend Central, making the area a practical choice for commuters. Local bus services provide additional connections throughout Basildon and the surrounding towns and villages.

There are numerous green spaces and recreational facilities within easy reach, including Northlands Park, Gloucester Park, Noak Bridge Nature Reserve and Wat Tyler Country Park. These provide opportunities for walking, cycling, outdoor recreation and family activities. Langdon Nature Reserve also offers extensive countryside and nature trails, while Basildon Sporting Village provides a range of sporting, fitness and leisure facilities.

For entertainment, Festival Leisure Park is easily accessible and offers a variety of restaurants, cafés, cinema and leisure facilities. Basildon also provides a wide choice of sports clubs, gyms and recreational facilities, with further amenities available in nearby Billericay and Southend-on-Sea.

For motorists, the property benefits from convenient access to the A127, providing routes towards London and Southend, together with the A13 and A130, which offer connections across South Essex and towards Chelmsford and the wider Essex road network.

Overall, Falstones offers a convenient residential location combining access to local schools, everyday shopping, public transport, railway stations, parks, leisure facilities and major road links, making the property well suited to families, first-time buyers and commuters.

Accommodation;

Entrance Hallway
Welcoming entrance hallway providing access to the principal ground-floor accommodation and stairs rising to the first-floor landing.

Lounge/Dining Room – 24'0 x 12'2 (7.32m x 3.71m)
A particularly spacious and versatile reception room offering ample space for both comfortable seating and dining. The room enjoys plenty of natural light and features doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces.

Kitchen – 11'5 x 8'7 (3.48m x 2.62m)
A well-presented, updated fitted kitchen comprising a range of wall and base units with complementary work surfaces. There is space for a range of appliances and useful access to the remainder of the ground floor.

First-Floor Landing
Providing access to all three bedrooms and the family bathroom, with useful space and natural light.

Bedroom One – 12'5 x 9'2 (3.79m x 2.80m)
A well-proportioned double bedroom offering comfortable space for a double bed and bedroom furniture.

Bedroom Two – 9'2 x 7'7 (2.80m x 2.31m)
A versatile single bedroom, ideal for use as a child's bedroom, guest room or home office.

Bedroom Three – 12'6 x 12'1 (3.81m x 3.69m)
A generous double bedroom providing excellent floor space and flexibility for a variety of furniture arrangements.

Bathroom
A well-appointed family bathroom serving the first-floor accommodation.

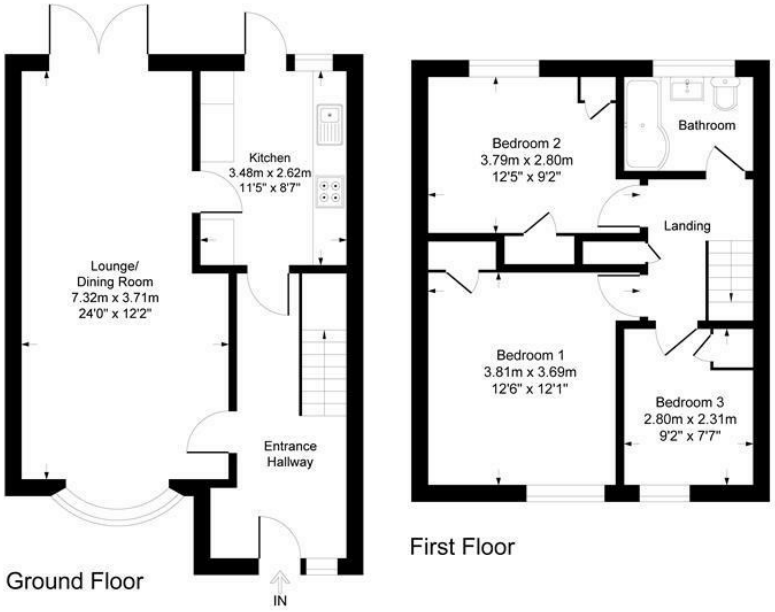
Outside

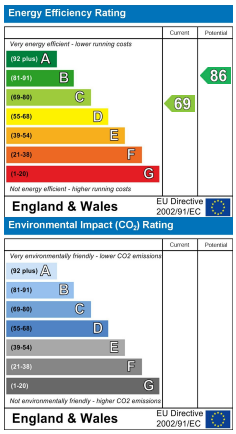
Front Garden & Communal Parking
The property benefits from a front garden together with ample communal parking positioned directly to the front of the property, providing convenient off-road parking for residents and visitors.

Rear Garden
A private rear garden offering a pleasant outdoor space for relaxing, entertaining and family use. The garden also benefits from rear access and useful storage, adding further practicality to the property.

130 Falstones

Approximate Gross Internal Floor Area = 79.2 sq m / 853 sq ft





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