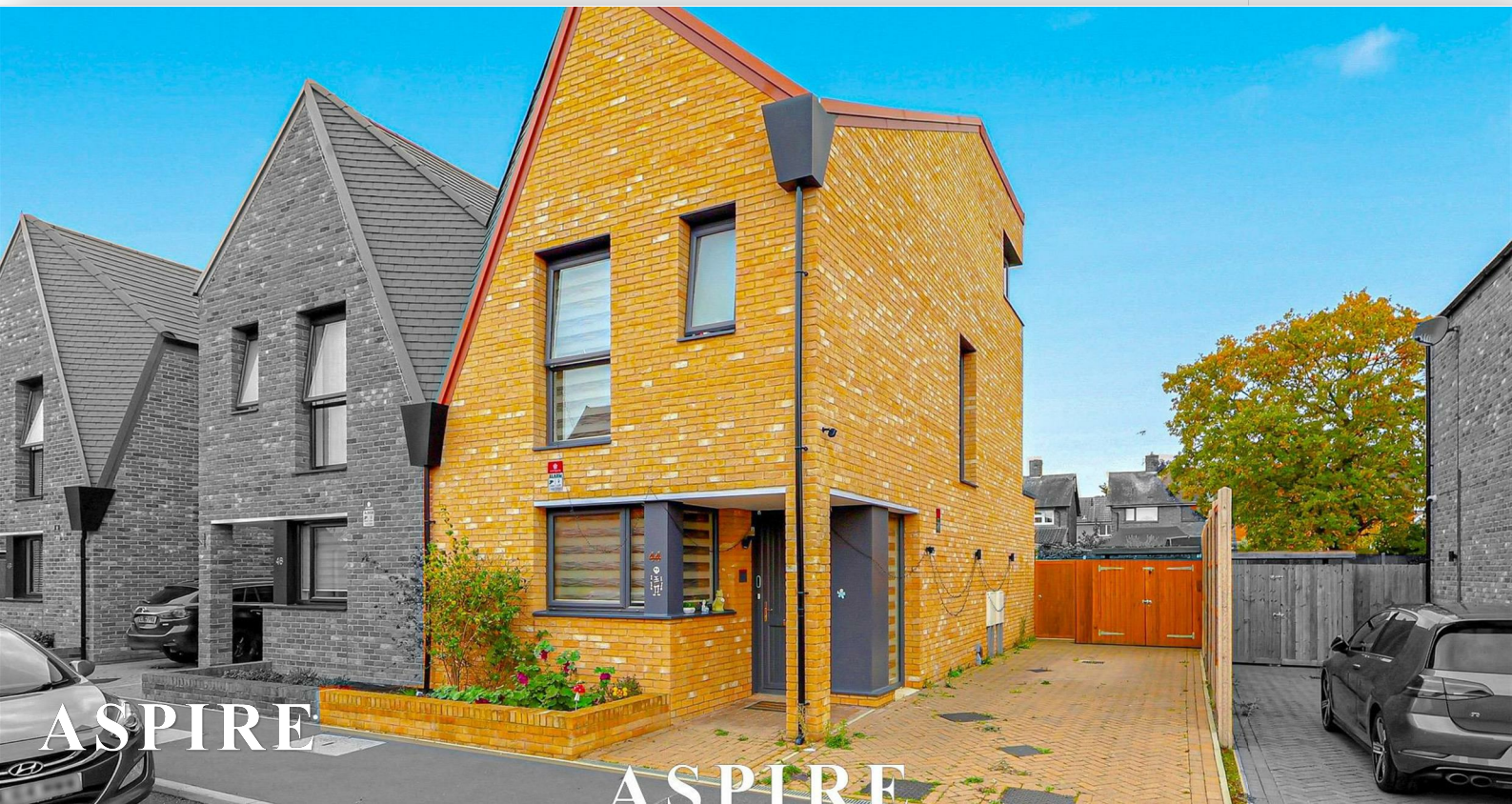


**To arrange a viewing contact us  
today on 01268 777400**



## Cheshire Walk, Basildon £2,050

### Property Description

This beautifully presented four-bedroom semi-detached family home offers spacious and modern living arranged over three floors. Ideally located close to excellent transport links and local amenities, this property is perfect for growing families.

### Ground Floor

The ground floor features a welcoming entrance hall, a stylish modern kitchen with ample storage and workspace, and a convenient ground floor WC. To the rear, a bright and generously sized living room opens onto the garden, creating the ideal space for family living and entertaining. Additional storage cupboards provide practicality and convenience.

### First Floor

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room. The floor also benefits from a modern family bathroom and plenty of built-in storage accessible from the landing.

### Second Floor

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

Entrance Hall

Kitchen: 16'5" x 9'6" (5.00m x 2.90m)

Living Room: 16'5" x 14'9" (5.00m x 4.50m)

Downstairs Cloakroom

First Floor:

Master Bedroom: 12'10" x 9'10" (3.90m x 3.00m)

En Suite Shower Room

Bedroom Two: 15'5" x 7'7" (4.70m x 2.30m)

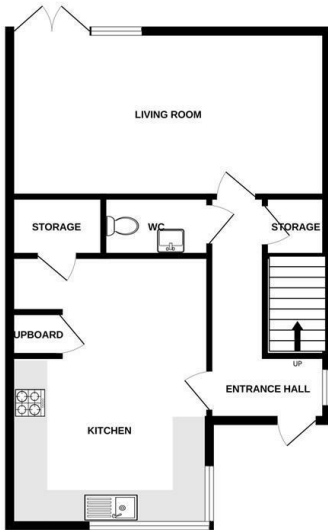
Bedroom Four: 11'6" x 6'7" (3.50m x 2.00m)

Bathroom

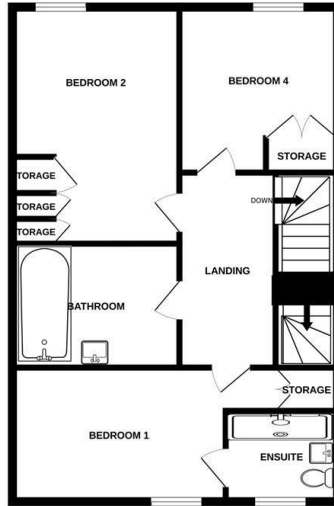
Second Floor Landing

Bedroom Three: 11'6" x 9'6" (3.50m x 2.90m)

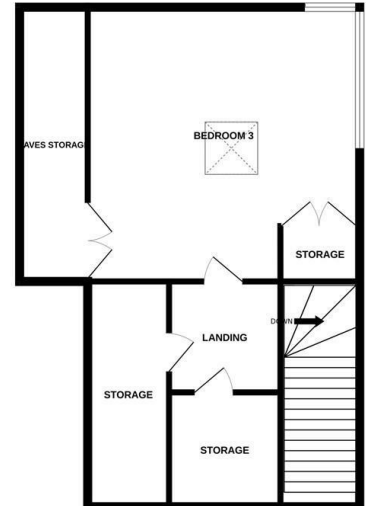
GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



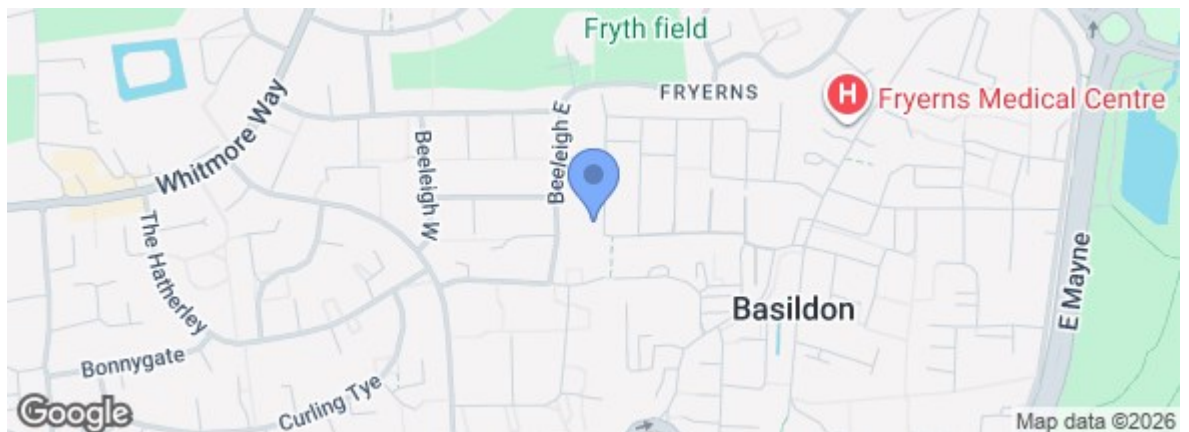
2ND FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1949 sq.ft. (181.1 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.