

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



Charleston Avenue, Basildon Guide price £325,000

Guide price £325,000 - £350,000

Situated within the ever popular Burnt Mills area, this beautifully presented two double bedroom semi-detached home offers spacious living, modern finishes and excellent parking all set within a quiet, family friendly cul-de-sac.

The property is conveniently located close to local shops, amenities and bus routes, making it ideal for first-time buyers, small families or those looking to downsize without compromising on space.

Internally, the ground floor welcomes you via an entrance hallway leading into a recently fitted modern kitchen and a bright, well proportioned living room. To the rear, a conservatory provides additional reception space and overlooks the attractive garden, making it perfect for relaxing or entertaining.

Upstairs, the property offers two generous double bedrooms along with a family bathroom, all finished to a high standard throughout.

Externally, the landscaped rear garden is a real feature of the home, providing a pleasant outdoor space with access to the garage. To the front, there is off-street parking for multiple vehicles, complemented by a driveway and garage, comfortably accommodating up to three cars.

Deceptively spacious and finished to an excellent standard, this home offers both comfort and practicality in a highly desirable location.

www.aspireestateagents.co.uk

ASPIRE
ESTATE AGENTS

FLOOR PLAN

GROUND FLOOR



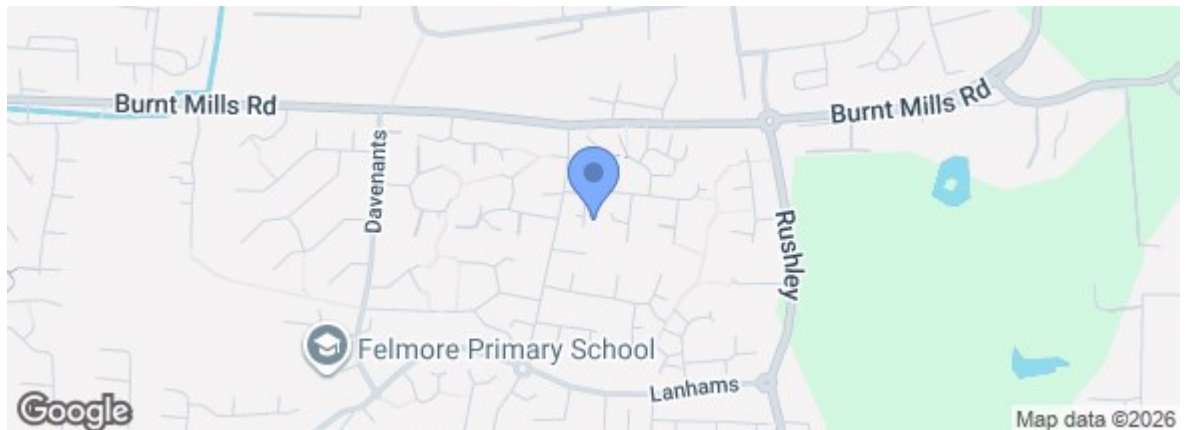
1ST FLOOR



2 bedroom 1 Bathroom 2 parking spaces

32, Charleston Avenue Basildon

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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			



rightmove.co.uk
The UK's number one property website

Zoopla.co.uk

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.