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- EXTENDED TO THE REAR
- GROUND FLOOR BEDROOM
- ADJOINING WET ROOM
- LOUNGE DINER

## 45 Falstones, Basildon, Essex, SS15 5BX

£350,000

Extended to the rear to provide a useful GROUND FLOOR BEDROOM with an ADJOINING WET ROOM is this semi detached family home in this popular location close to Basildon Town Centre and railway station. With a through Lounge/Diner fitted kitchen 3 bedrooms to the first floor and bathroom this property is being sold with NO ONWARD CHAIN.



## Property Description

### ENTRANCE LOBBY

Entrance door with a glazed inset and side screens leads to the entrance lobby. Woodblock flooring. Dado rail. Twin glazed doors leads to the :-

### ENTRANCE HALL

Stairs to the first floor with a cupboard under housing the gas fired central heating boiler. Radiator.

### LOUNGE/DINER

23' 7" x 12' 4" narrowing to 7' 8" (7.19m x 3.76m) Double glazed window to the front. Feature Louis style fireplace. Double and single radiators. Double glazed patio doors leads to the 4th Bedroom.

### BEDROOM FOUR GROUND FLOOR

8' 9" x 7' 5" (2.67m x 2.26m) Double glazed patio doors lead to the rear garden. Radiator. Inset ceiling spotlights. Door leads to the :-

### WET ROOM

With a low level wc and wash hand basin. Electric shower. Heated towel rail. Obscure double glazed window to the rear. Extractor fan. Inset ceiling spotlights.

### KITCHEN

10' 4" x 8' 9" (3.15m x 2.67m) Fitted with a range of units at eye and base level with ample work surfaces over. Single drainer sink unit with a mixer tap over. Dado rail. Double glazed door and window to the garden. Extractor cooker hood. Tiled floor. Space and plumbing for a washing machine and slide in cooker and space for a fridge.





#### LANDING

Access to the loft. Airing cupboard.

#### BEDROOM ONE

12' 9" x 10' 2" (3.89m x 3.1m) Double glazed window to the front. Radiator. Coving. Built in storage cupboard.

#### BEDROOM TWO

10' 1" x 9' 4" (3.07m x 2.84m) Double glazed window to the rear. Radiator, built in storage cupboard. Sliding door wardrobes. Coving.

#### BEDROOM THREE

9' 5" x 8' 2" (2.87m x 2.49m) Double glazed window to the front. Radiator, coving. Bulkhead storage cupboard and display shelf.

#### BATHROOM

With a 3 piece suite comprising a low level wc pedestal wash hand basin and corner bath with a mixer tap and independent shower over. Two double glazed windows to the rear. Radiator. Fully tiled to all visible walls and floor.

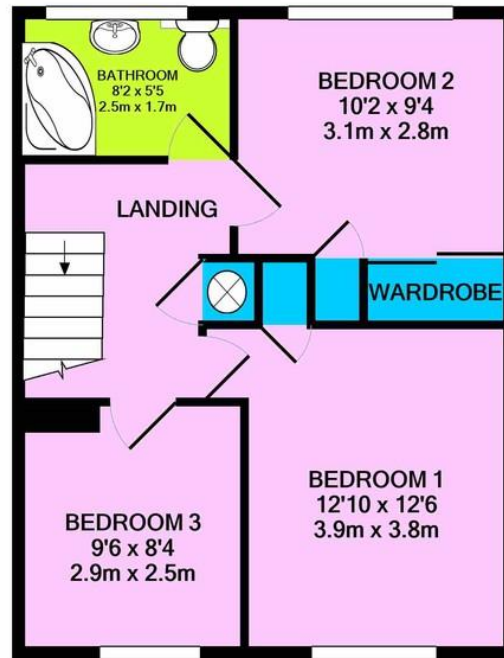
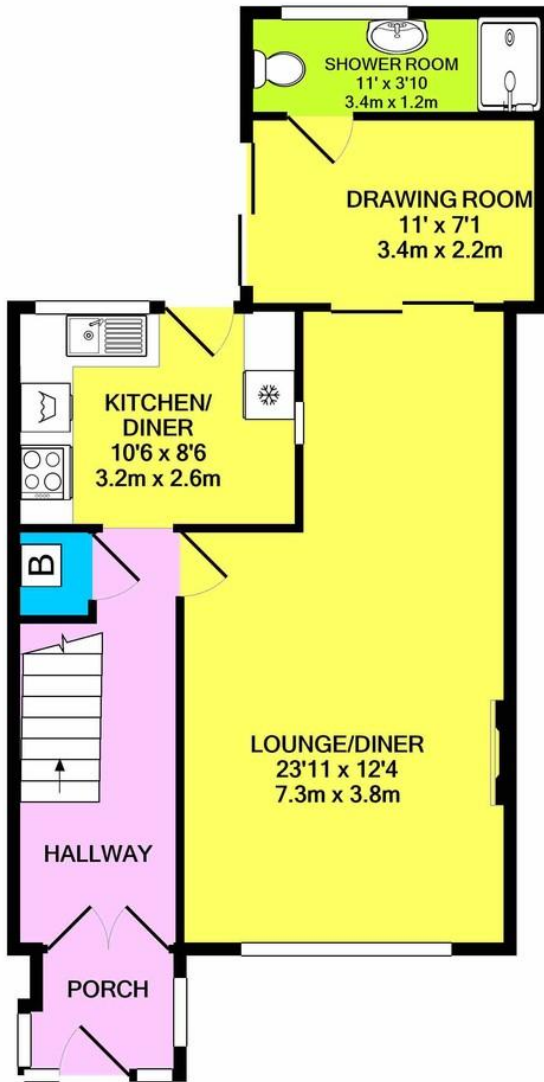
#### GARAGE

With an up and over door. Double glazed personal door leads to the rear garden.

#### REAR GARDEN

This neatly presented rear garden is well stocked and the remainder is laid to lawn with a paved patio. Brick built shed/workshop.





1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		

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