

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



Falcon way, Basildon Guide price £850,000

Aspire Estate Agents Basildon are delighted to present this truly exceptional 8 double bedroom detached residence, tucked away within a quiet cul-de-sac in the highly sought-after Kingswood area of Basildon. Backing directly onto Basildon Golf Course and offered chain free, this substantial home provides a rare opportunity to acquire a property that perfectly suits large families or multi-generational living.

The property offers generous and versatile accommodation throughout, with a layout designed for modern family life and entertaining. The ground floor features two air-conditioned double bedrooms, each benefiting from its own kitchenette and private shower room with WC. This arrangement is ideal for extended family members, guests, or independent living while still remaining part of the main home.

At the heart of the property sits a stunning, expansive kitchen, perfectly designed for family gatherings and entertaining. The kitchen boasts ample worktop space, a central island, and a range-style cooker, creating a sociable and practical environment for everyday living. Adjacent to this is a spacious family living room, providing a warm and welcoming area to relax and enjoy time together.

One of the standout features of the home is the large ground-floor bar and games room, an impressive entertaining space ideal for hosting celebrations, social evenings, or simply unwinding with friends and family. The ground floor is further enhanced by a dedicated home office, offering a quiet and functional workspace, along with a separate laundry room designed to meet the demands of a busy household.

Entrance Hall

7' 2" x 6' 10" (2.2m x 2.11m)

Living Room

25' 7" x 11' 9" (7.82m x 3.59m)

Games Room/Bar

38' 4" x 9' 5" (11.69m x 2.88m)

W/C

Office

12' 10" x 8' 1" (3.92m x 2.48m)

Kitchen

21' 1" x 16' 0" (6.45m x 4.89m)

Laundry Room

9' 2" x 6' 11" (2.8m x 2.13m)

Kitchenette

9' 1" x 3' 8" (2.79m x 1.12m)

W/C

Bedroom Three

12' 5" x 7' 6" (3.79m x 2.31m)

Hallway

6' 2" x 3' 3" (1.89m x 1m)

Bathroom

Bedroom Two

14' 6" x 11' 10" (4.43m x 3.61m)

Landing

16' 3" x 2' 11" (4.97m x 0.91m)

Bedroom One

15' 3" x 11' 9" (4.65m x 3.6m)

Dressing Room

7' 7" x 4' 7" (2.33m x 1.41m)

Bathroom

9' 3" x 5' 10" (2.84m x 1.78m)

Bedroom Six

7' 10" x 10' 3" (2.4m x 3.13m)

Bedroom Seven

10' 2" x 9' 1" (3.12m x 2.78m)

Bedroom Five

11' 8" x 9' 4" (3.56m x 2.87m)

Bedroom Eight

9' 4" x 6' 10" (2.85m x 2.11m)

Bedroom Four

11' 11" x 11' 11" (3.65m x 3.65m)

Ensuite

8' 11" x 5' 6" (2.74m x 1.68m)

Bathroom



| 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 | |



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