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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.

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## FLOOR PLAN

### GROUND FLOOR



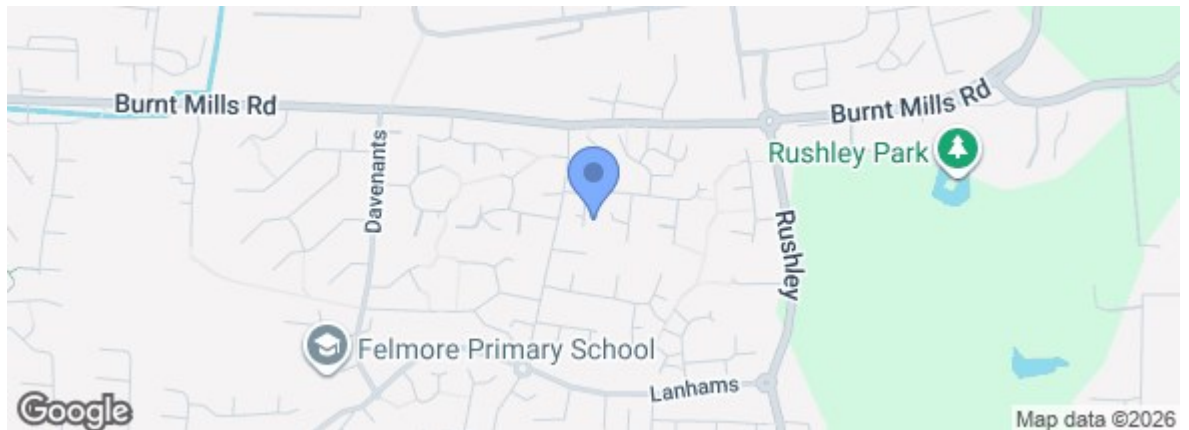
### 1ST FLOOR



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 <sub>2</sub> ) Rating		Current	Potential
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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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