



STUART THOMAS
ESTATES



- BACKING PARKLAND
- WEST FACING REAR GARDEN
- ATTACHED GARAGE
- THREE BEDROOMS

33 Battleswick, Basildon, Essex, SS14 3LA

Guide Price £385,000

Don't miss out on this one! Backing on to a local park is this superb three bedroom semi detached family home with a WEST BACKING REAR GARDEN. Offering a LOUNGE overlooking the garden, dining area which in turn leads to the well fitted kitchen.



Property Description

ENTRANCE PORCH

Double glazed entrance door with a glazed inset leads to the entrance porch. Double glazed window to the front. Further glazed door leads to the:-

ENTRANCE HALL

Stairs lead to the first floor with a cupboard under. Double radiator. Thermostat for the central heating. Archway leads to the:-

LOUNGE

14' 9" x 11' 5" (4.5m x 3.5m) This very attractive room has double glazed French doors and side screens leading directly to the rear garden. Double radiator. 4 wall light points. Coving. Archway leads to the:-

DINING ROOM

10' 2" x 8' 6" (3.1m x 2.6m) Double glazed window to the rear. Double radiator. Coving. Archway leads to the :-

KITCHEN

12' 5" x 7' 2" (3.8m x 2.2m) Well fitted with a range of units at eye and base level with ample work surfaces over. One and a half bowl single drainer sink unit with a mixer tap over. Integrated fridge. Ceramic hob with an extractor cooker hood over and a built under oven. Large double glazed window to the front. Door leads to the garage.

LANDING

Double glazed window to the front. Cupboard housing the gas fired central heating boiler.

BEDROOM ONE





10' 9" x 10' 2" (3.3m x 3.1 plus wardrobes) Double glazed window to the rear. Sliding door mirrored wardrobes to one wall. Radiator.

BEDROOM TWO

10' 2" x 8' 6" (3.1m x 2.6 plus wardrobes) Sliding door mirrored wardrobes to one wall. Double glazed window to the rear. Radiator.

BEDROOM THREE

9' 2" x 7' 2" (2.8 max x 2.2m) Double glazed window to the front. Built in storage cupboard. Radiator.



BATHROOM

3 piece white suite comprises a low level WC with a concealed cistern, vanity wash basin with cupboards under and a panelled bath with a mixer tap, shower attachment and folding shower screen. Heated towel rail. Obscure double glazed windows to the front and side. Inset ceiling spotlights. Fully tiled to all visible walls.

GARAGE

19' 4" x 8' 2" (5.9m x 2.5m) Attached at the side of the property with an electric roller door. Double glazed door and window to the rear. Space and plumbing for a washing machine and tumble dryer. Lighting and power.

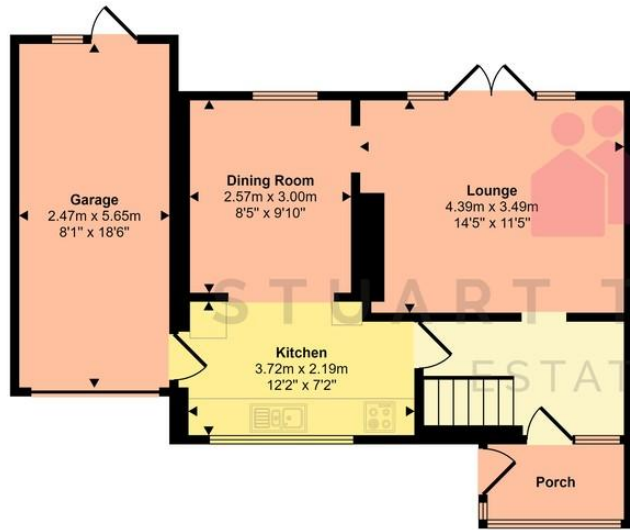
FRONT GARDEN

Established flower borders and a block paved driveway providing ample off street parking.

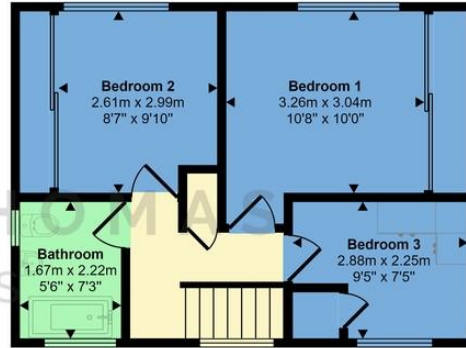
REAR GARDEN

This superb well established rear garden is WEST FACING and backs on to a local park. Large paved patio. Shed with twin doors to remain. Shrub borders. Lawn. External lighting.

Approx Gross Internal Area
98 sq m / 1050 sq ft



Ground Floor
Approx 58 sq m / 623 sq ft



First Floor
Approx 40 sq m / 426 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
TENURE FREEHOLD
COUNCIL TAX BAND C
BASIDON DISTRICT COUNCIL.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements