

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Waverley Road, Basildon  
Asking price £324,995

Cowling and Payne are pleased to offer for sale this three bedroom detached property in Basildon. The property benefits from off street parking, garage and good sized living space internally. This property comes with no onward chain and is a must see.

### Entrance

Coving to ceiling, laminate flooring, power points, radiator, double glazed window to front, double glazed inset window to front door

### Cloakroom

Coving to ceiling, fully tiled, sink, radiator, tiled flooring, low level w/c, double glazed window to side

### Diner 8'6 x 8'1 (2.59m x 2.46m)

Coving to ceiling, laminate flooring, radiator, power points, double glazed window to front



Lounge 10'8 x 15'10 (3.25m x 4.83m)

Coving to ceiling, tv point, radiator, laminate flooring, fire place surround with decorative fire effect, double glazed patio door to rear



### Kitchen 8'6 x 9'1 (2.59m x 2.77m)

Coving to ceiling, power points, four ring gas hob and oven, partially tiled walls, tiled flooring, stainless steel sink drainer, eye level cupboard and drawers, place for fridge and washer dryer



### Landing

Loft access, all doors to bedrooms and bathroom

### Bedroom One 11'10 x 8'8 (3.61m x 2.64m)

Coving to ceiling, radiator, door to en-suite, double glazed window to front, tv point





### En - Suite

Coving to ceiling, fully tiled walls and flooring, low level w/c, shave point, wash hand basin, radiator, double glazed frosted window to rear

### Bedroom Two 7'7 x 10'1 (2.31m x 3.07m)

Coving to ceiling, radiator, double glazed window to front, tv point

### Bedroom Three 7'7 x 7'7 (2.31m x 2.31m)

Coving to ceiling, radiator, tv point, double glazed window to rear

### Bathroom

Fully tiled walls and flooring, three

piece suite including low level w/c, wash hand basin and bath with over head shower, radiator, double glazed frosted window to rear



### Garden

Patio, shed, shrubs, lawn

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