

oakheart



£475,000

Offers In Excess Of
Ashton Court, High Road

Nestled in a peaceful cul-de-sac just off Laindon High Road, this beautifully upgraded home combines modern style, practical layout, and high-quality finishes—making it a superb choice for First Time Buyers or families looking to upsize.

From first glance, this property stands out with its smart kerb appeal, off-street parking, and a newly fitted composite security front door. Once inside, a light-filled entrance hall with neutral tones leads to a versatile study/fourth bedroom and convenient ground-floor W/C.

At the rear, the heart of the home is an impressive open-plan kitchen/diner,

recently upgraded with a stylish WREN kitchen featuring a butler sink, quartz worktops, tiled flooring, and a premium Bertazzoni range cooker (to remain STN). This exceptional space, with large bi-fold doors opening to the garden, is perfect for entertaining and everyday family living.

Adjoining the kitchen/diner is a generous living room, tastefully finished with Amtico flooring and a feature bay window, creating a comfortable yet elegant space with garden access.

Upstairs presents three excellent double bedrooms. The master bedroom boasts its own updated en suite, while the additional bedrooms are served by a

modern, fully tiled family bathroom. All bathrooms, including the ground-floor W/C, have been upgraded by the current owners to a high standard, ensuring a stylish finish throughout. A spacious landing with high ceilings and natural light enhances the first-floor feel.

The rear garden is designed for easy maintenance, providing a private outdoor retreat for relaxing and entertaining. Despite its quiet cul-de-sac setting, the property enjoys excellent convenience: local amenities are close at hand, with that A127 & the A13 offering fast road connections, and Laindon C2C Station provides direct links into London Fenchurch Street—making this an ideal commuter base.











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Approximate total area⁽¹⁾

97.3 m²
1048 ft²

Reduced headroom

3.2 m²
35 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Basildon Town Council

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

Oakheart Chelmsford
01245 800181
chelmsford@oakheart.co.uk
20 Victoria Road, Chelmsford, Essex, CM1 1PA

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