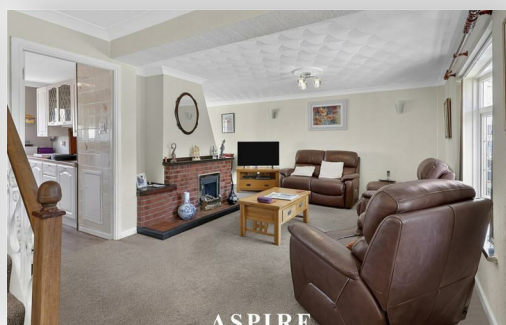


**To arrange a viewing contact us
today on 01268 777400**



Ardleigh, Basildon Asking price £350,000

Aspire Estate Agents Basildon are delighted to present this beautifully maintained three-bedroom family home, ideally situated in Ardleigh within the highly sought-after Lee Chapel South.

Offering an excellent balance of space, convenience and potential, this fantastic property is perfectly suited to first-time buyers, growing families and commuters alike. Ideally located, the home is within easy walking distance of Basildon C2C Station, providing direct services into London Fenchurch Street, as well as the highly regarded Lee Chapel Primary School and Nursery, rated Outstanding by Ofsted. A variety of local shops, parks and everyday amenities are also close by, making this a superb location for family living.

Internally, the property welcomes you with an entrance porch leading into a spacious open-plan lounge/dining room, creating a bright and versatile living space ideal for both relaxing and entertaining. The ground floor also benefits from a well-appointed kitchen and a conservatory overlooking the rear garden, providing additional living space throughout the year.

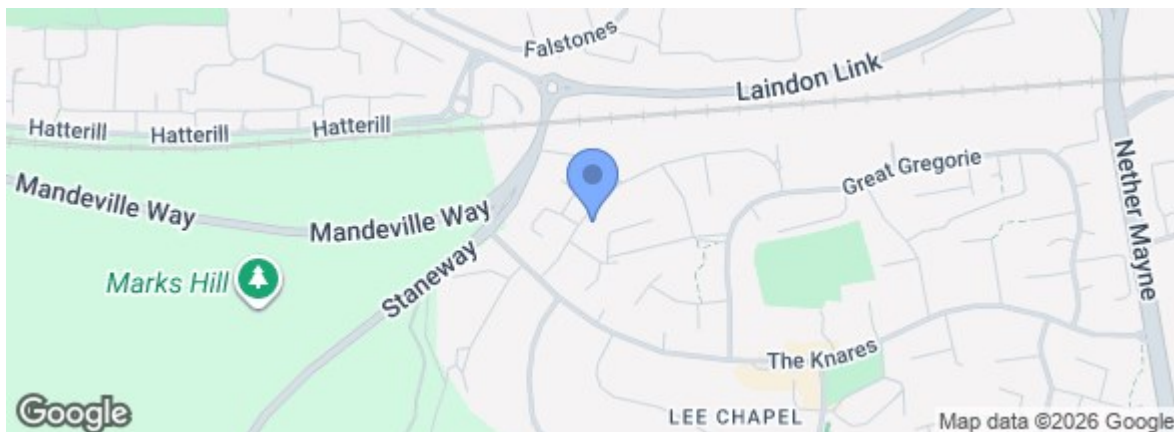
Upstairs, there are three generously sized bedrooms and a modern family bathroom. The loft has been fully boarded and is accessed via a pull-down ladder, offering excellent storage and presenting exciting potential for conversion, subject to the necessary planning permissions and building regulations.

Externally, the property boasts a beautifully maintained rear garden with access to a useful outbuilding and a garage, complete with an electric door, located at the rear of the garden. Additional off-street parking is also available to the rear. To the front, a well-kept garden enhances the property's kerb appeal.

This is a wonderful opportunity to purchase a well-cared-for home in one of Basildon's most desirable locations, offering the perfect blend of comfortable family living and the chance for its next owners to add their own personal touch.

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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		



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.