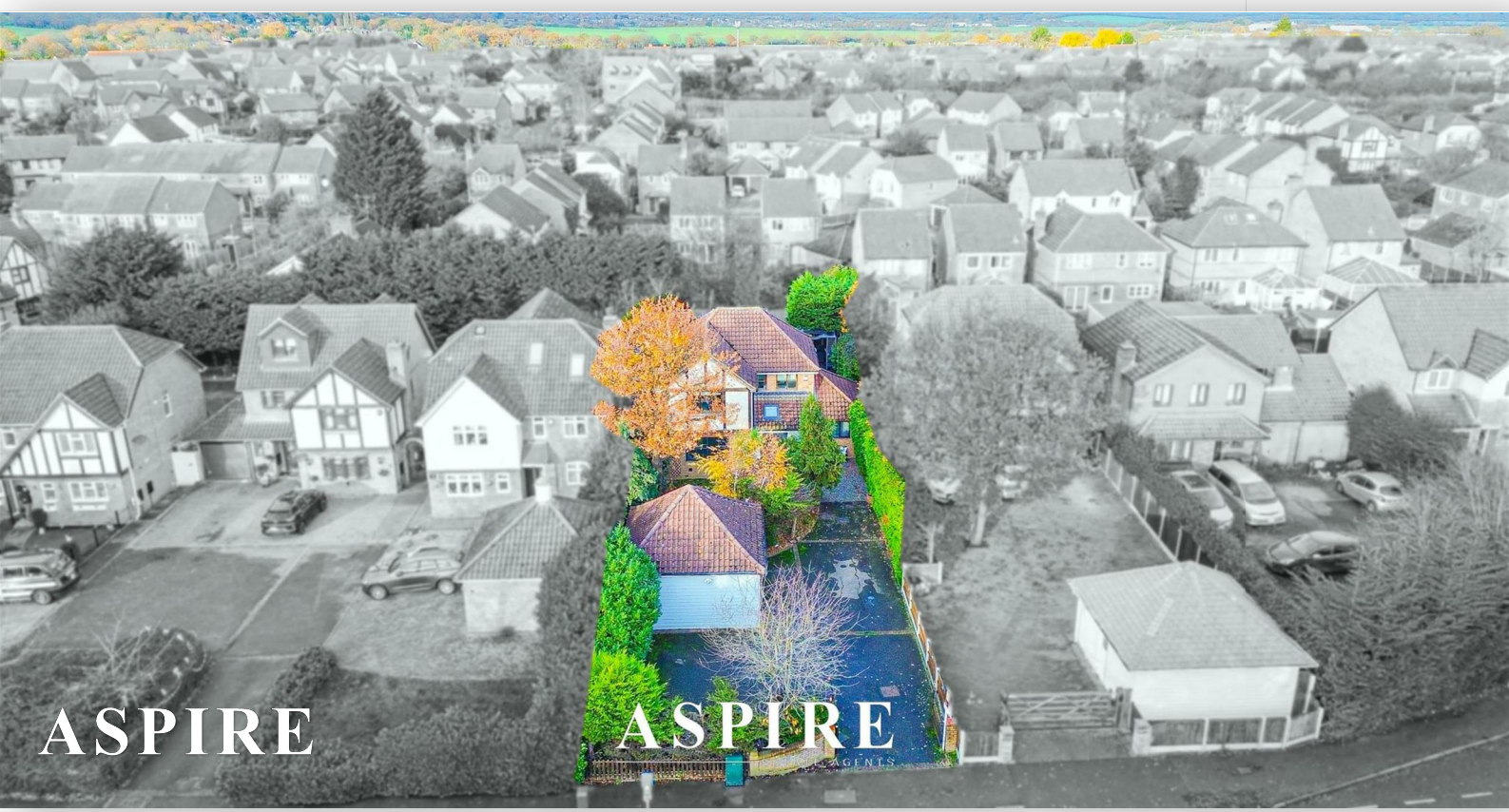
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ASPIRE
ESTATE AGENTS









Hornbeam Way, Basildon Guide price £700,000

Aspire Estate Agents Basildon are delighted to present this beautifully presented and generously proportioned family home, ideally positioned within easy reach of excellent transport links, including Laindon, Basildon, and Billericay mainline stations.

This well-maintained property offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families or buyers seeking flexible living space. The ground floor features a welcoming lounge, ideal for both everyday living and entertaining. Guide Price £700,000 - £750,000

The heart of the home is the extended kitchen, which serves as the main living and social space. This impressive area comfortably incorporates a large dining table and a separate sitting area, creating a bright, open, and highly sociable environment perfect for modern family living and hosting guests.

Also located on the ground floor is a separate study, which could alternatively be used as a fifth bedroom, home office, or hobby room, offering excellent flexibility to suit individual needs.

To the first floor, the property boasts four well-proportioned bedrooms, all benefiting from good natural light. The master bedroom enjoys the added luxury of its own en-suite shower room, while a bright and well-appointed family bathroom serves the remaining bedrooms.

Externally, the property benefits from a detached garage set away from the main house, currently utilised as a music room. This versatile space would also lend itself well to use as a home office, gym, studio, or additional storage. The rear garden has been thoughtfully designed for low maintenance, providing a private outdoor space ideal for relaxing or alfresco dining.

- Room Measurements -

Ground Floor:

Extended Entrance Hall

Lounge
13’4” x 16’5”
(4.07m x 4.99m)

Open-Plan Kitchen / Diner / Chill Area
25’2” x 11’0”
(7.67m x 3.35m)

Study / Home Office
7’10” x 6’1”
(2.39m x 1.85m)

Spa / Hot Tub Room

Ground Floor WC

Integral Double Garage / Music Room
16’8” x 15’11”
(5.09m x 4.84m)

First Floor:

Bedroom One (to wardrobes)
13’5” x 9’10”
(4.09m x 2.99m)

En-suite

Bedroom Two (to wardrobes)
9’11” x 7’10”
(3.01m x 2.39m)

Bedroom Three
8’6” x 11’2”
(2.59m x 3.41m)

Bedroom Four
11’4” x 6’4”
(3.47m x 1.94m)

Bedroom Five

Family Bathroom

External

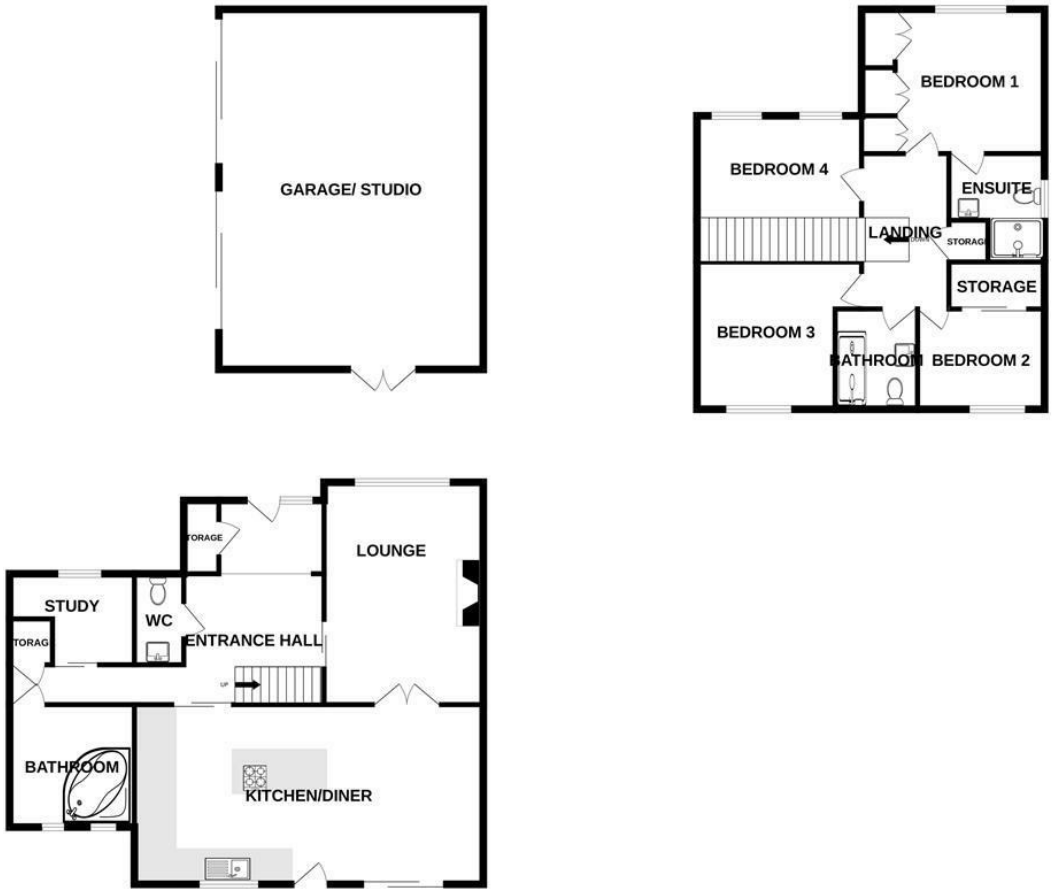
Detached Soundproofed Outbuilding / Studio / Cinema Room
Included above

Rear Garden (Approx.)
40ft x 45ft
(12.2m x 13.7m)

Front Driveway
Parking for multiple vehicles

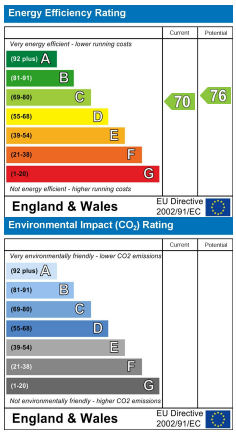
GROUND FLOOR
1523 sq.ft. (141.5 sq.m.) approx.

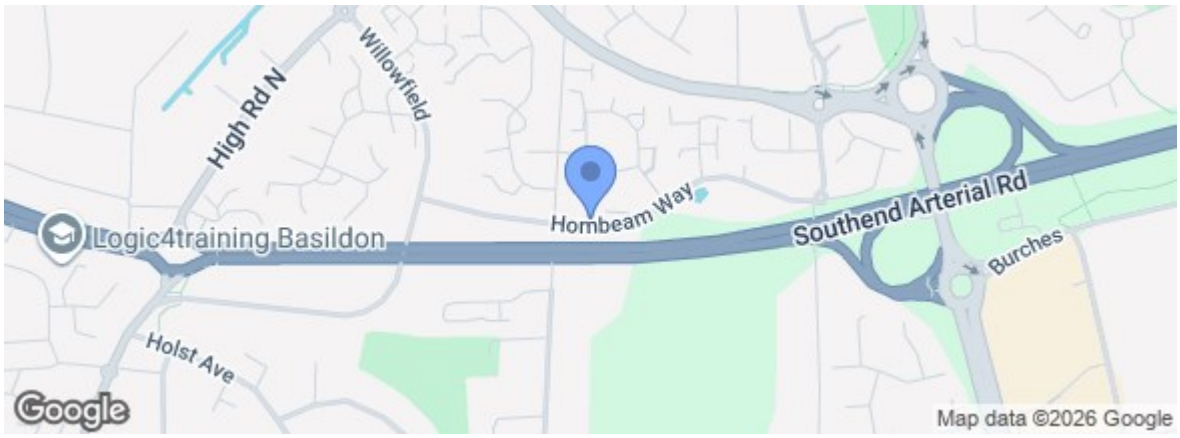
1ST FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 2240 sq.ft. (208.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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