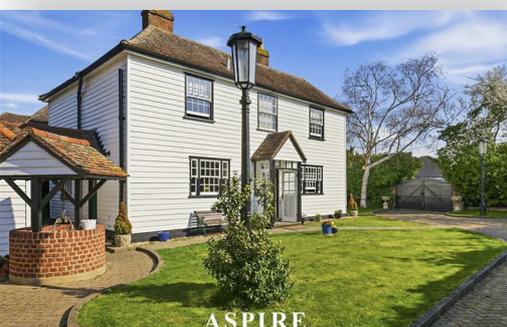
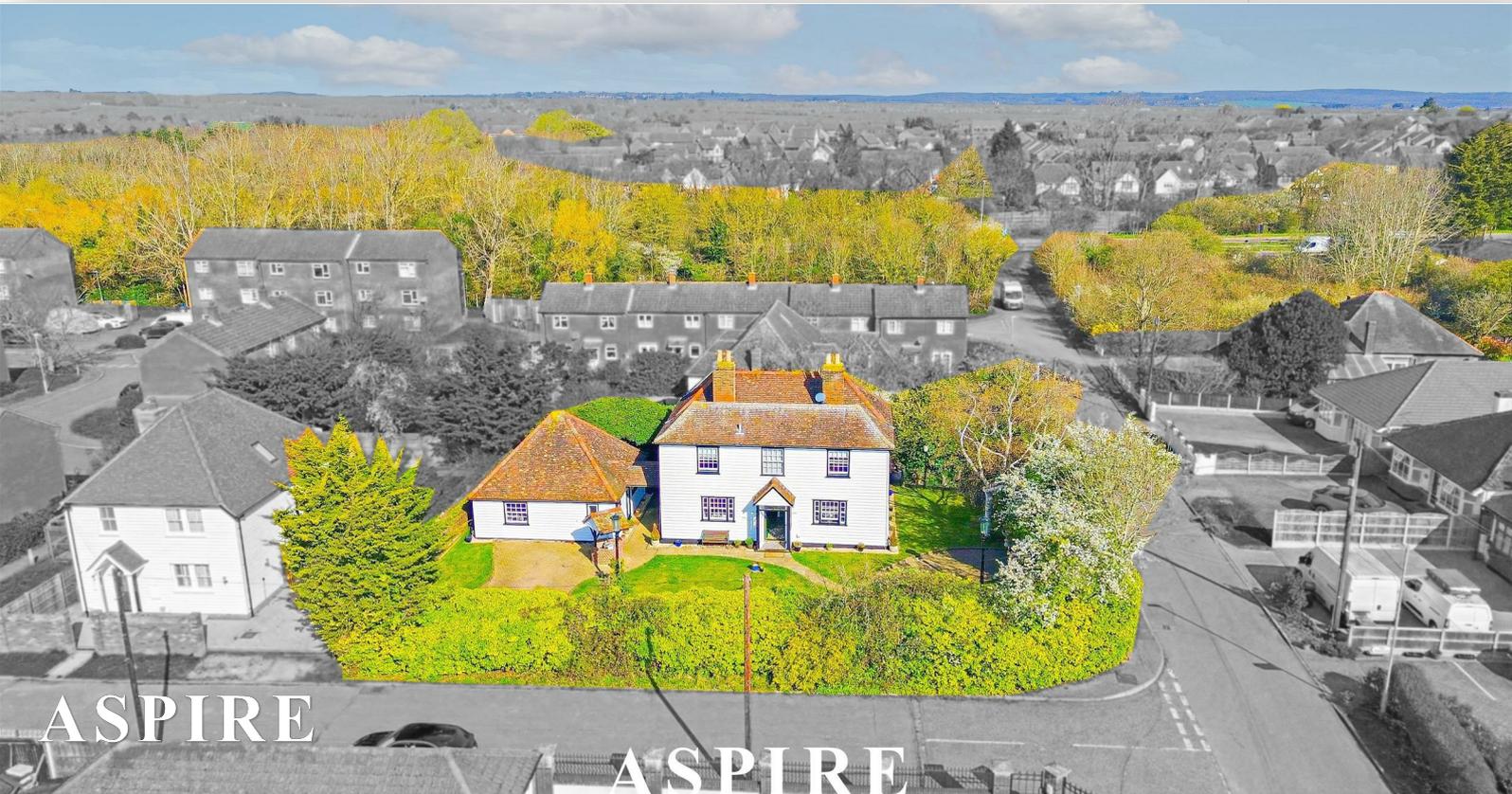


To arrange a viewing contact us  
today on 01268 777400



## Pound Lane, Basildon Asking price £750,000

Aspire Estate Agents Basildon are delighted to present this truly unique Grade II listed residence, dating back to 1854 and brimming with character, history, and timeless charm.

Ideally situated, the property offers convenient access to highly regarded primary and secondary schools, as well as excellent transport links to Billericay and Basildon town centres, with the A127 easily accessible.

Externally, the home is exceptionally attractive, set within a generous wrap-around garden that provides a variety of seating and entertaining areas. The grounds feature a fully operational well and four traditional working lights, enhancing the property's historic appeal. Gated access ensures privacy and security, with the added benefit of being unoverlooked.

Internally, the property impresses from the moment you step inside, showcasing beautiful period beams and an abundance of character throughout. The ground floor comprises a welcoming hallway leading to a well-appointed kitchen with modern LED lighting, a dining room, and a stunning, spacious wrap-around living room featuring two striking fireplaces.

The first floor offers four well-proportioned double bedrooms, including a superb principal bedroom with a large en-suite shower room. A stylish family bathroom serves the remaining bedrooms.

Further enhancing this exceptional home is a self-contained annexe, ideal for extended family or guest accommodation. The annexe benefits from its own kitchen, living room, bathroom, and a first-floor bedroom.

This remarkable property offers a rare opportunity to own a piece of history, combining period elegance with versatile modern living.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.