

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



## Winter Folly, Basildon Guide price £350,000

\*\*\*GUIDE PRICE £350,000-£375,000\*\*\*

Aspire Estate Agents Basildon are delighted to present this well-presented three-bedroom semi-detached home, ideally positioned in a quiet cul-de-sac and offering comfortable, modern living perfect for first-time buyers or investors.

The property benefits from a double-length driveway, off-street parking, and electric vehicle charging. Internally, the home features a convenient downstairs WC and a combi boiler providing efficient heating and hot water. The accommodation is well laid out, offering bright and practical living space throughout.

Externally, the rear garden has been designed for low-maintenance enjoyment, boasting artificial grass and composite decking, and further benefits from a side gate providing convenient access. The garden is unoverlooked, offering a good degree of privacy — ideal for relaxing or entertaining.

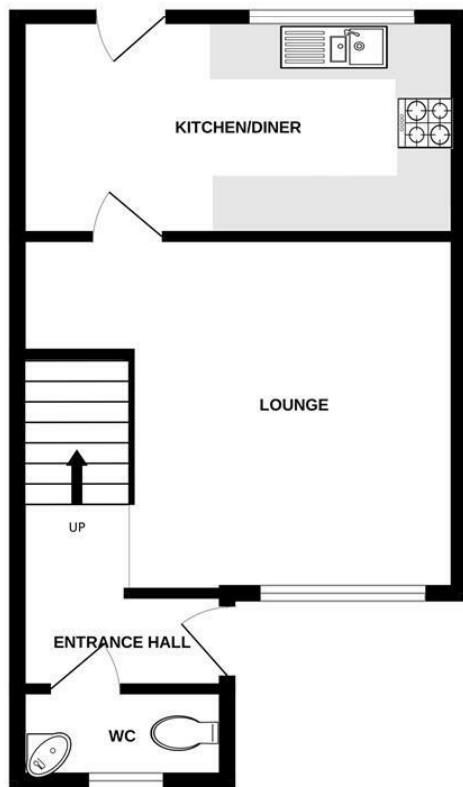
Located within the catchment area for Lee Chapel Primary School, the property is just 0.7 miles from Laindon Station with excellent c2c rail links into Fenchurch Street, and also 1.1 miles from Basildon Train Station. A range of local amenities are nearby, with Markhams Chase Recreation Field within close proximity. The home also offers easy access to the A13 and A127, making it an excellent choice for commuters.

A fantastic opportunity to secure a well-located, low-maintenance home in a popular residential area.

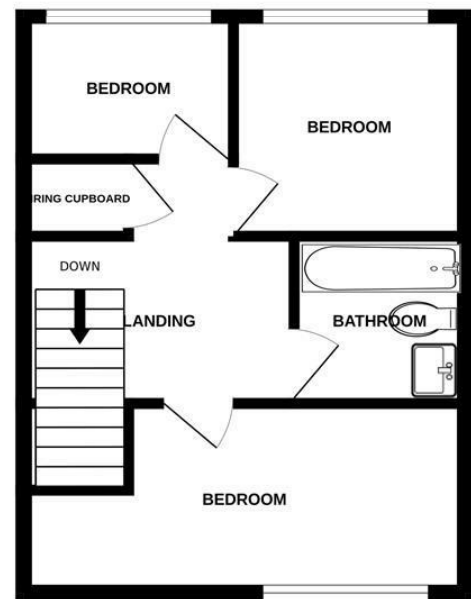
[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)



GROUND FLOOR

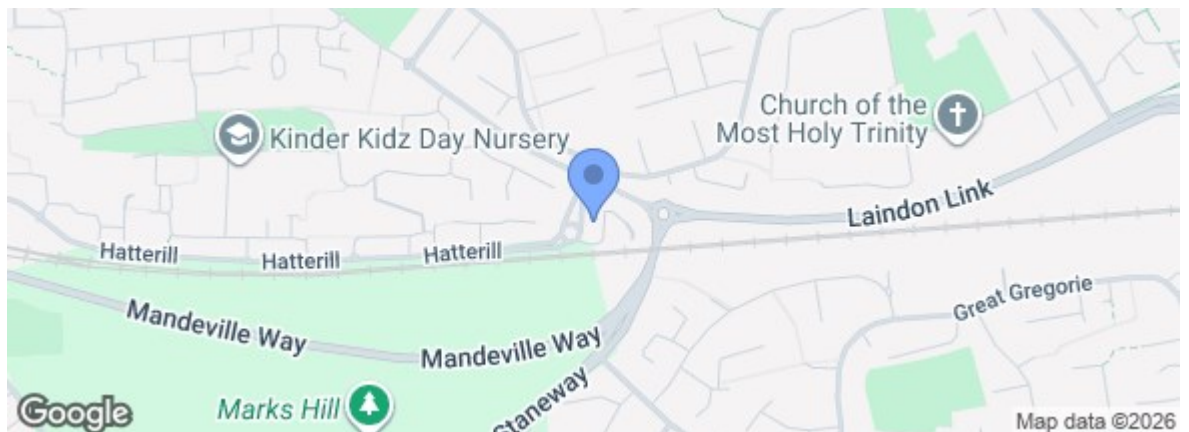


1ST FLOOR



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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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			



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