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Shepeshall, Laindon Guide price £350,000

Aspire Estate Agents Basildon are pleased to present this spacious four-bedroom mid-terrace family home, offering well-proportioned accommodation throughout, including a separate lounge, dining room, ground floor WC, and rear parking.

The property is ideally situated within close proximity to local schools, shops, and recreational facilities, making it a great choice for growing families.

Internally, the home comprises a welcoming entrance hallway with stairs to the first floor and useful under-stairs storage. There is a convenient downstairs cloakroom fitted with a low-level WC and an obscure double-glazed window.

The ground floor benefits from a bright and spacious lounge to the front aspect, featuring parquet flooring and a feature fireplace with a gas coal flame fire and back boiler. To the rear, there is a separate dining room with double-glazed doors opening onto the garden, creating an ideal space for entertaining. The kitchen offers a range of eye and base level units with roll-top work surfaces, stainless steel sink with mixer taps, tiled flooring, and access to the rear garden.

Upstairs, the landing provides access to the loft and an airing cupboard. All four bedrooms are well-sized doubles, with the two principal bedrooms positioned at the front of the property and bedrooms three and four overlooking the rear garden. Bedroom one also benefits from a built-in double cupboard. The family bathroom is generously sized and fitted with a panelled bath with shower attachment, vanity wash hand basin, low-level WC, and an obscure double-glazed window.

Externally, the front garden is open plan and mainly laid to lawn. The rear garden measures approximately 39ft and is predominantly laid to lawn with a patio area, shrub and flower beds, and three brick-built sheds. The property also benefits from pedestrian rear access and rear parking.

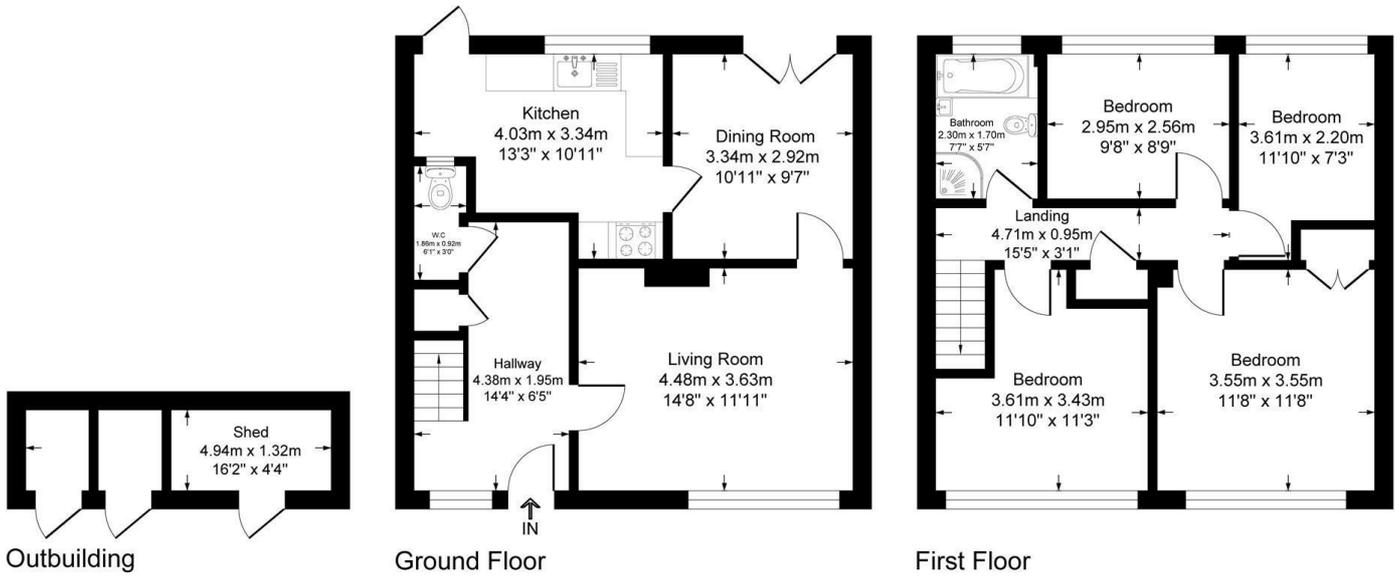
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Shepeshall

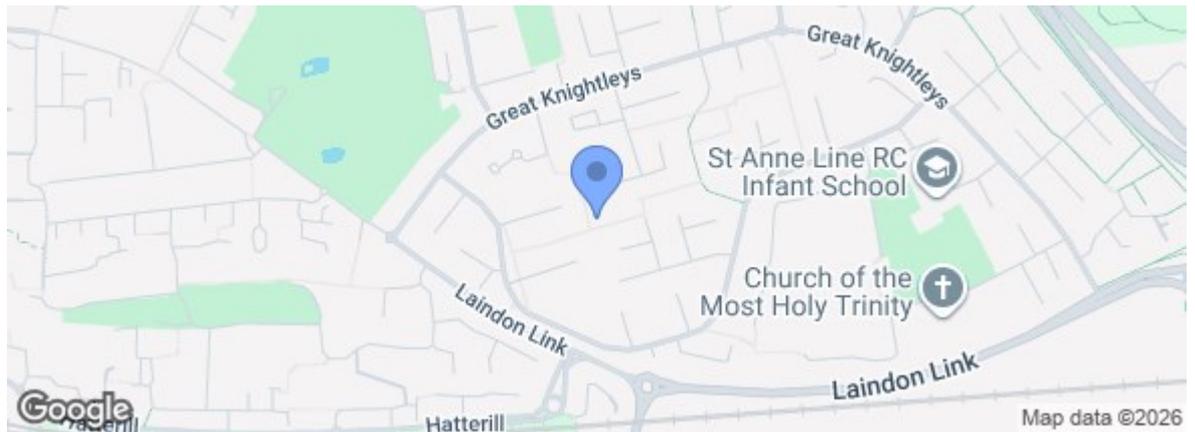
Approximate Gross Internal Floor Area = 101.1 sq m / 1088 sq ft

Outbuilding Area = 6.5 sq m / 70 sq ft

Total Area = 107.6 sq m / 1158 sq ft



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	



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