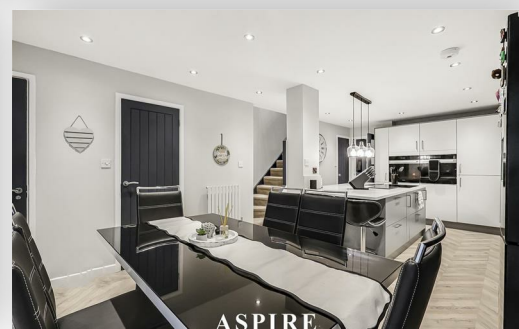
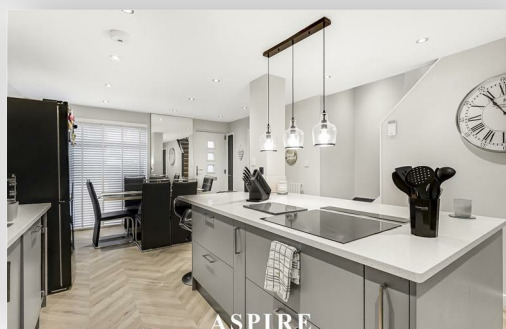
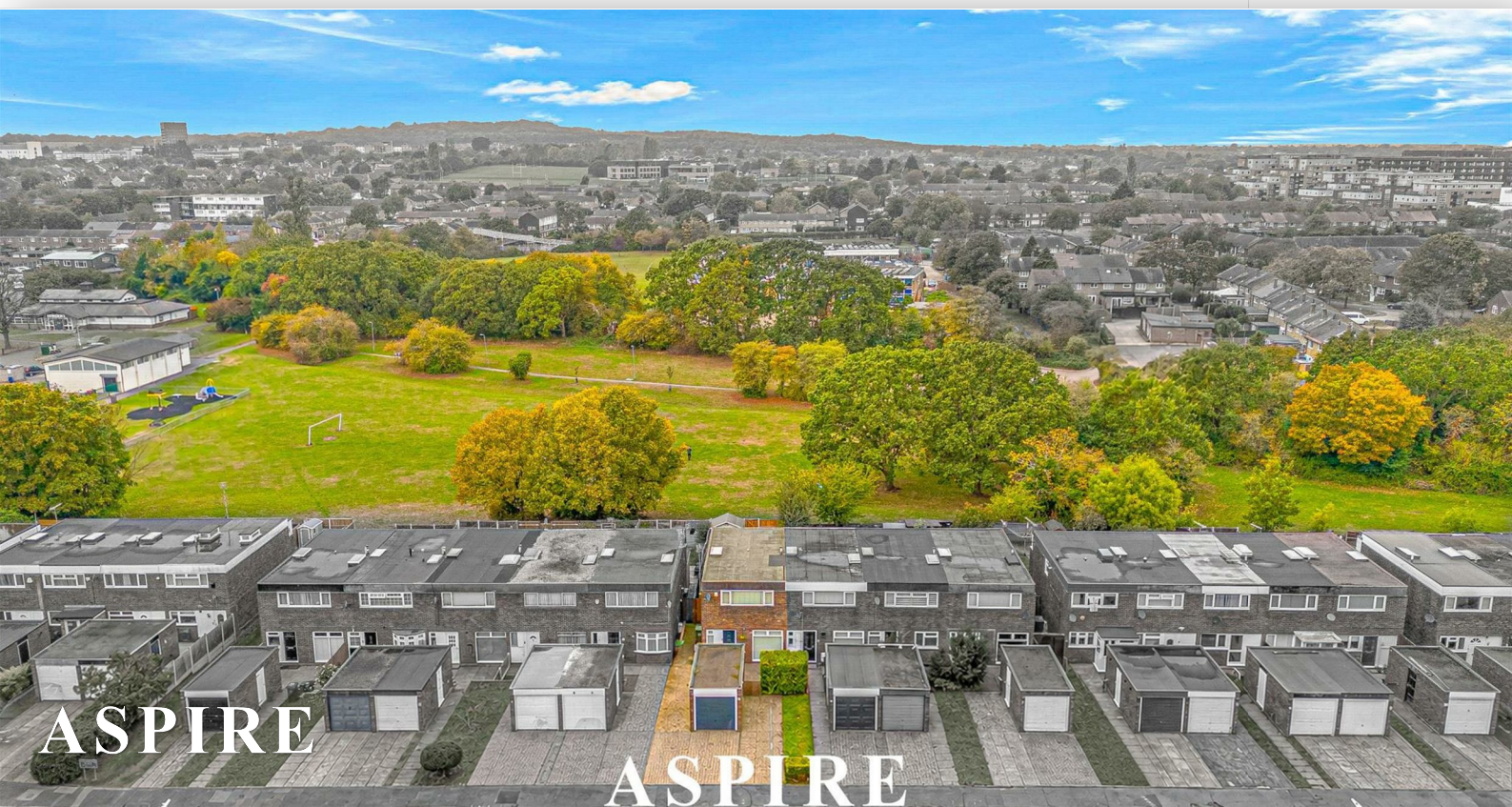


**To arrange a viewing contact us
today on 01268 777400**



Wickham Place, Basildon Guide price £375,000

Guide Price £375,000-£400,000

Situated on the sought-after Woodlands Estate in Kingswood, this beautifully presented three-bedroom home offers modern, exceptionally well-maintained accommodation alongside a feature that is increasingly difficult to find in this part of Basildon: a rear garden backing directly onto an open field. Combining stylish interiors with a lovely sense of space beyond the garden, this property is an appealing opportunity for buyers seeking a home ready to move straight into.

The interior has been carefully maintained throughout, creating a fresh, contemporary feel. The living accommodation provides a welcoming setting for everyday family life, while the thoughtfully presented rooms offer a balance of comfort and practicality. A convenient downstairs WC adds further functionality, particularly for families and when entertaining guests.

Upstairs, the property continues to impress, with three bedrooms and a bright landing enhanced by a skylight above the staircase. This attractive feature allows natural light to filter through the upper floor, adding to the home's light and airy feel.

Outside, the beautifully maintained rear garden provides an inviting space for relaxing, entertaining and enjoying the warmer months. Beyond the garden, the open field creates an attractive outlook and a welcome sense of openness rarely found among homes in the surrounding area. It is a particularly appealing feature that sets this property apart.

The location is equally convenient, with Kingswood Primary School and Nursery and Woodlands School nearby. Local shops, Kingswood Medical Centre and Kingswood Park are also close by, while Basildon railway station offers direct C2C services to London Fenchurch Street. Basildon town centre and Basildon University Hospital are also within easy reach.

Combining beautifully maintained interiors, a lovely garden, a downstairs WC and the rare advantage of backing onto an open field, this is a home that genuinely stands out.

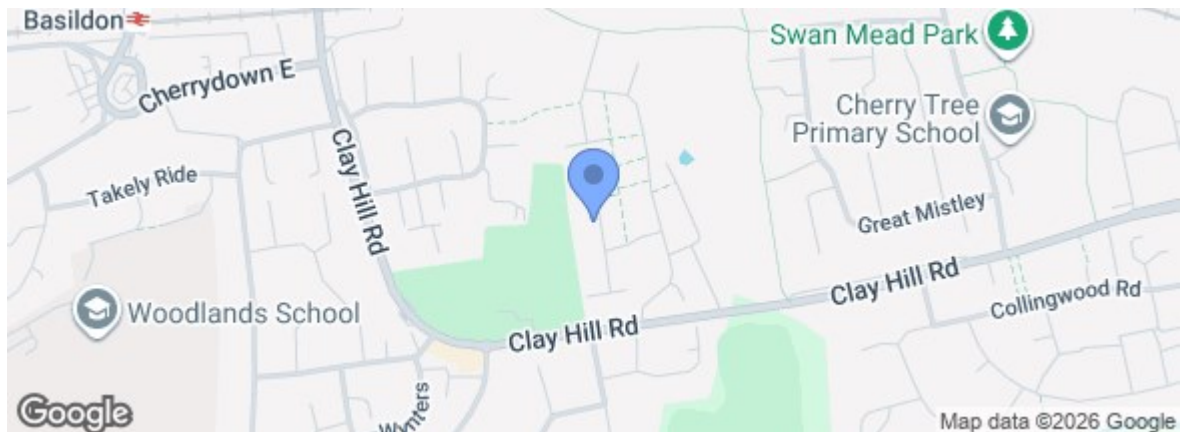
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41 Wickham Place

Approximate Gross Internal Floor Area = 117.2 sq m / 1262 sq ft
(Including Garage)
Garage = 13.3 sq m / 143 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	



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.