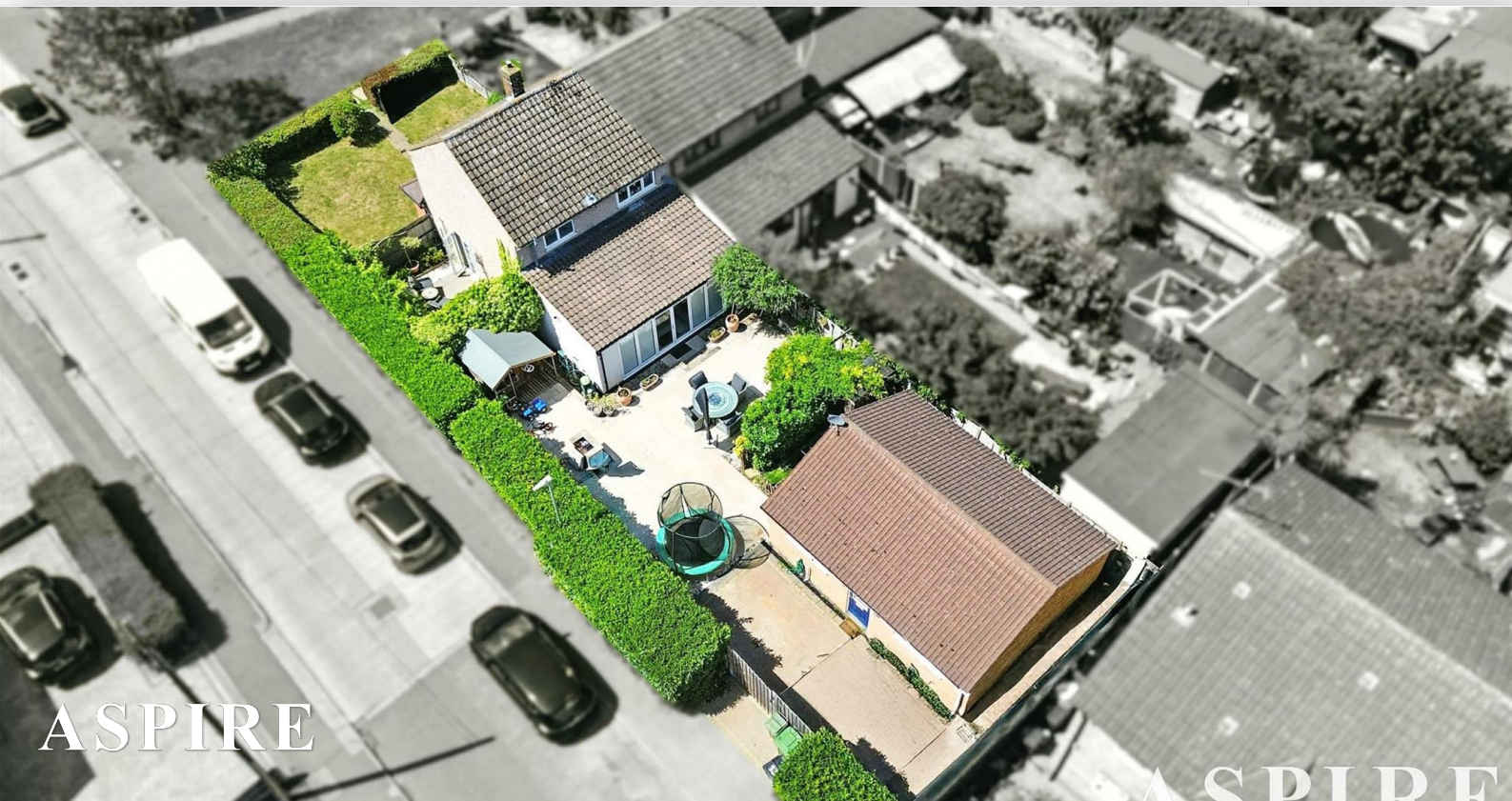


To arrange a viewing contact us  
today on 01268 777400



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## Dowland Walk, Basildon Guide price £450,000

**SELF CONTAINED ANNEX** - Aspire Estate Agents Basildon are proud to present this exceptional three-bedroom semi-detached family home, perfectly positioned on a quiet residential street and offering a rare combination of modern living, spacious interiors, and a self-contained annexe—ideal for multigenerational living or rental potential.

From the moment you arrive, the home's striking kerb appeal and well-maintained exterior make a lasting impression. Step inside to discover a thoughtfully designed layout, where the kitchen seamlessly flows into the dining area and bright, airy lounge—complete with expansive bi-folding doors that open out to the beautifully landscaped garden. Perfect for entertaining, this open-plan space is both stylish and functional.

Upstairs features three generously sized bedrooms, each offering excellent storage, with the second bedroom benefitting from a sleek en-suite shower room. A modern family bathroom further serves this level with quality fittings and a tasteful finish.

One of the standout features is the detached self-contained annexe located in the rear garden. This well-equipped space comprises an open-plan kitchen/lounge area, a spacious double bedroom, a full bathroom suite, and a private garden—ideal for guests, rental income, or extended family.

Additionally, the property benefits from previously approved planning permission for a large front driveway and side extension—offering excellent scope to increase floor space and long-term value.

Homes of this calibre, offering versatility, style, and development potential, are a rare find in today's market. Don't miss your opportunity—contact Aspire Estate Agents Basildon today to arrange your internal viewing.

## Room Measurements & Key Features:

### Ground Floor:

#### Entrance Hall

Double glazed composite door to front, tiled flooring.

#### Kitchen – 9'32" x 19'18"

Double glazed French doors to rear, fitted units with roll edge worktops and tiled splashbacks, space for range cooker and American-style fridge/freezer.

#### Lounge

Bi-folding doors to rear, tiled flooring, radiator—bright and garden-facing.

#### Dining Room

Double glazed bay window to front, feature fireplace—perfect for formal dining or a snug area.

### First Floor:

#### Bedroom One – 9'62" x 10'55"

Double glazed window to front, fitted mirrored wardrobes, radiator.

#### Bedroom Two – 8'83" x 10'05"

Double glazed window to rear, fitted wardrobes, radiator, stylish en-suite with shower, wash hand basin, and WC.

#### Bedroom Three

Double glazed window, radiator.

#### Family Bathroom

P-shaped bath, low-level WC, heated towel rail, fully tiled.

### Annexe:

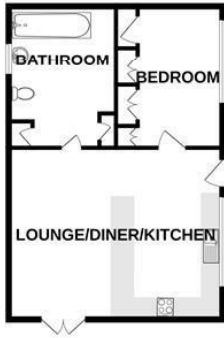
#### Open-Plan Kitchen/Lounge

Double glazed window and French doors, modern kitchen with integrated oven and extractor, space for white goods, tiled and laminate flooring.

#### Double Bedroom & Bathroom Suite

Comfortable, self-contained layout with modern finishes and private outdoor space.

GROUND FLOOR  
1472 sq.ft. (136.8 sq.m.) approx.



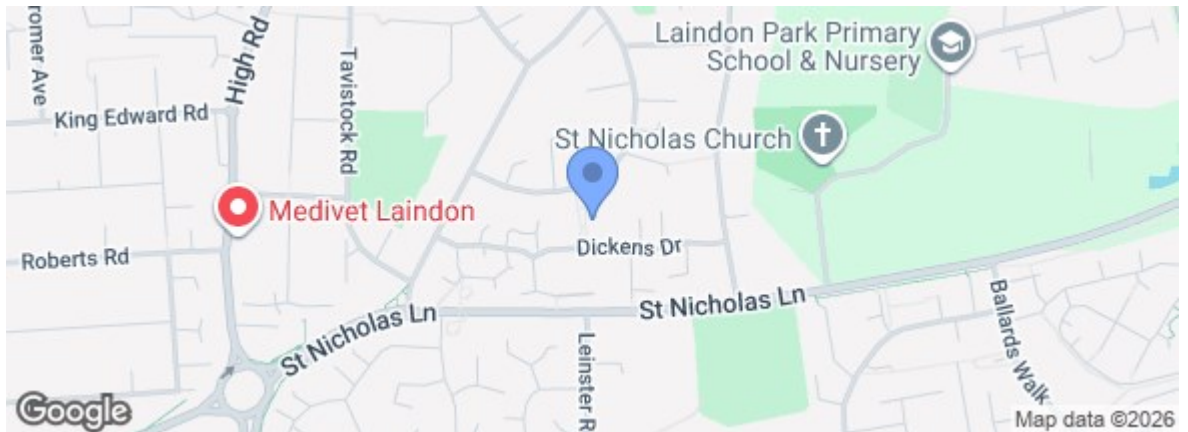
1ST FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 2293 sq.ft. (213.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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.