

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

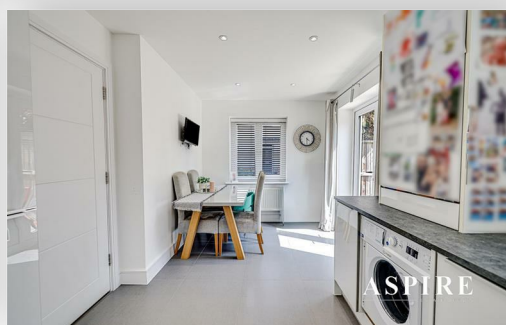


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Braeburn Way, Basildon Offers invited £450,000

Aspire Estate Agents Basildon are proud to offer this beautifully presented and deceptively spacious three-bedroom detached family home, located in a highly sought-after area of Basildon. This impressive property combines modern living with practical design and is being sold with no onward chain, making it an ideal choice for buyers looking for a smooth, hassle-free move.

From the outset, the home offers strong curb appeal, with a well-kept exterior and ample off-street parking for multiple vehicles. Upon entering, you're welcomed into a warm and inviting hallway, setting the tone for the rest of this stylish residence.

The heart of the home is a stunning modern kitchen/diner, complete with sleek cabinetry and integrated appliances — perfect for everyday family life or entertaining guests. Double doors open directly onto a private south-facing garden, flooding the space with natural light and offering a fantastic setting for summer gatherings, playtime, or relaxing in the sun.

The ground floor also includes a separate cosy lounge, ideal for quiet evenings, and a convenient downstairs WC.

Upstairs, you'll find three generously sized bedrooms, all designed with comfort and functionality in mind. The principal bedroom benefits from a modern en-suite, while the remaining two bedrooms are served by a well-appointed family bathroom, finished to a high standard.

Externally, the low-maintenance south-facing garden offers a peaceful retreat, and the large driveway provides substantial off-street parking — ideal for families or those who love to host.

This home is situated in a family-friendly neighbourhood, offering easy access to well-rated local schools, parks, shops, and excellent transport links including the A127 and Basildon town centre.

This is a rare opportunity to purchase a move-in ready detached family home with no onward chain in a prime Basildon location.

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Ground Floor (Approx. 42.0 sq. metres / 452.4 sq. feet):

Kitchen/Diner: 5.31m x 3.02m (17'5" x 9'11")

Living Room: 5.31m x 3.30m (17'5" x 10'10")

WC: (not individually measured but visibly a compact cloakroom off the hallway)

First Floor (Approx. 46.1 sq. metres / 496.5 sq. feet):

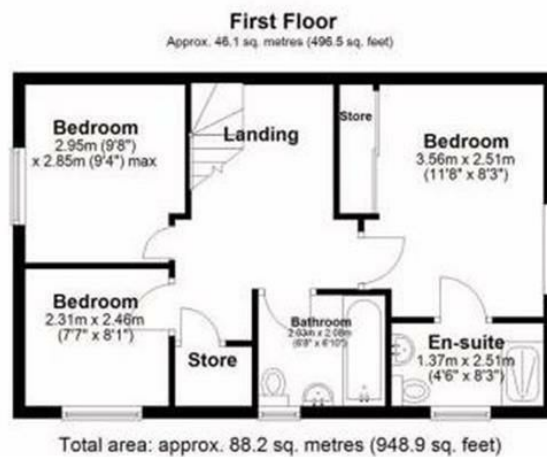
Bedroom 1 (Front right on plan): 3.56m x 2.51m (11'8" x 8'3")

En-Suite: 1.37m x 2.51m (4'6" x 8'3")

Bedroom 2 (Rear left on plan): 2.95m x 2.85m (9'8" x 9'4") max

Bedroom 3 (Front left on plan): 2.31m x 2.46m (7'7" x 8'1")

Bathroom: .03m x 2.00m (6'8" x 6'6")



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		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

