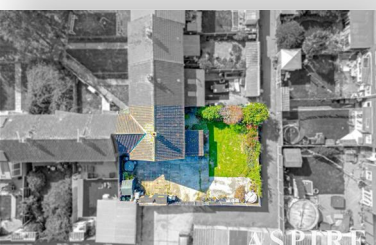


*To arrange a viewing contact us  
today on 01268 777400*



## **Tangham Walk, Basildon Guide price £425,000 TO £450,000**

- Large garden with gated access for off-street parking
- Within walking distance of Basildon town and other local amenities
- Basildon train station less than a mile away
- Corner plot that offers a desirable interior layout
- Up-to-date interior throughout
- Council tax band- C

Aspire Estate Agents proudly presents this beautifully renovated corner-terraced house, offering five bedrooms, in the highly sought-after Fryerns area of Basildon. This property is impressively spacious throughout, featuring a ground floor extension that provides ample living space, ideal for a growing family. Positioned on a substantial corner plot, it benefits from private rear parking, enhancing both convenience and security.

Situated along a peaceful walkway, the house welcomes you with an entrance hall leading to a comfortable lounge, a fully fitted kitchen, a separate utility room, and a convenient downstairs WC. The ground floor also includes a dining room and an additional reception room, currently used as a double bedroom, complete with fitted wardrobes. Upstairs, the landing offers loft access and an airing cupboard, leading to four generously sized bedrooms, all featuring built-in wardrobes, and a modern family bathroom with a three-piece suite and additional storage.

The spacious rear garden is a standout feature, offering private parking through a double gate, with room for multiple vehicles. This prime location is highly convenient, within easy reach of local shops, schools, and transport links. Basildon town centre, the train station, leisure park, and sporting village are all within walking distance, providing the perfect blend of comfort and accessibility. Guide Price £425,000 - £450,000

Measurements are given in FT

Lounge - (15.9 x 12.6)

Dining Room (12.2 x 8.6)

Downstairs Bedroom / Three (9.2 x 8.6)

Kitchen (12.6 x 7.10)

Utility Room (11.10 x 8.2)

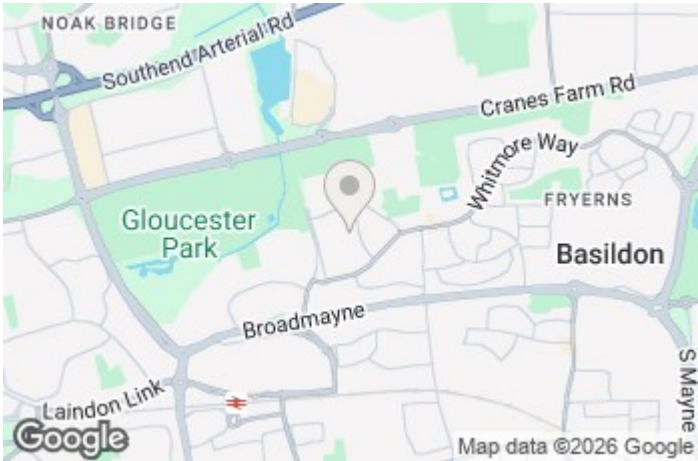
Bathroom (8.6 x 7.10)

Bedroom One (13.1 x 8.6)

Bedroom Two (11.10 x 8.6)

Bedroom Four (8.6 x 7.10)

Bedroom Five (9.7 x 7.10)



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	



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.