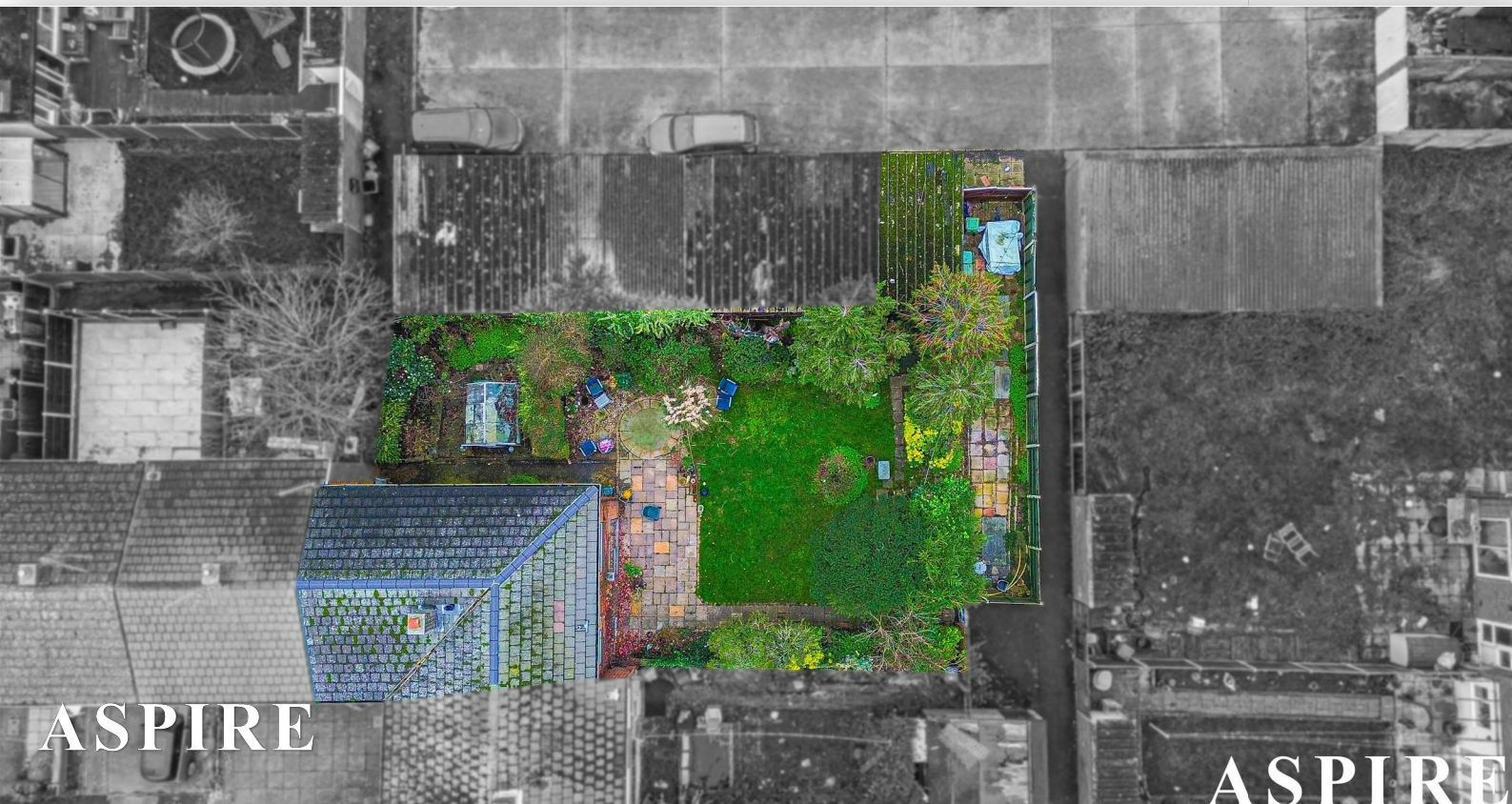


**To arrange a viewing contact us
today on 01268 777400**



Audley Way, Basildon £400,000

Aspire Estate Agents Basildon are delighted to present this exceptionally spacious four-bedroom terraced home, offered to the market with no onward chain and boasting huge potential throughout. Situated on Audley Way, this property is ideally located just 0.3 miles from Basildon Town Centre, providing easy access to the Eastgate and Westgate Shopping Centres with their wide range of shops, restaurants and services. Basildon Railway Station is only 0.5 miles away, offering direct and reliable connections to London Fenchurch Street via the c2c line. Local schools, shops, bus stops and Basildon Bus Station are all within walking distance, while the A127 and A13 are easily accessible for commuters.

The accommodation begins with a welcoming entrance hall that gives access to all ground floor rooms and the staircase to the first floor. The lounge is a standout feature of the home, offering an impressively large living space and benefitting from sliding glass doors that open directly onto the rear garden, allowing plenty of natural light to flow through the room. The kitchen is also generously sized, providing an abundance of cupboard and worktop space, along with an additional door offering access to the garden. A convenient ground floor WC completes the downstairs accommodation.

To the first floor, a spacious landing leads to four well-proportioned bedrooms, all offering excellent flexibility for family living, home working or guest accommodation. The family bathroom is fitted with a four-piece suite, comprising a walk-in shower, separate bath, wash hand basin and WC.

Externally, the property occupies a generous corner plot and benefits from a huge rear and side garden, offering fantastic scope for extension subject to the necessary planning permissions. To the rear of the property there is a privately owned garage along with a driveway providing off-street parking for multiple vehicles.

Homes of this size, location and potential are always in high demand and must be

www.aspireestateagents.co.uk

Entrance Hall -

Ground Floor Wc -

Lounge (29'0 X 11'10 Max) -

Kitchen (12'4 X 7'11) -

Bedroom 1 (12'1 X 9'9) -

Bedroom 2 (9'2 X 9'9) -

Bedroom 3 (7'2 X 9'9) -

Bedroom 4 (9'1 X 7'2) -

Family bathroom

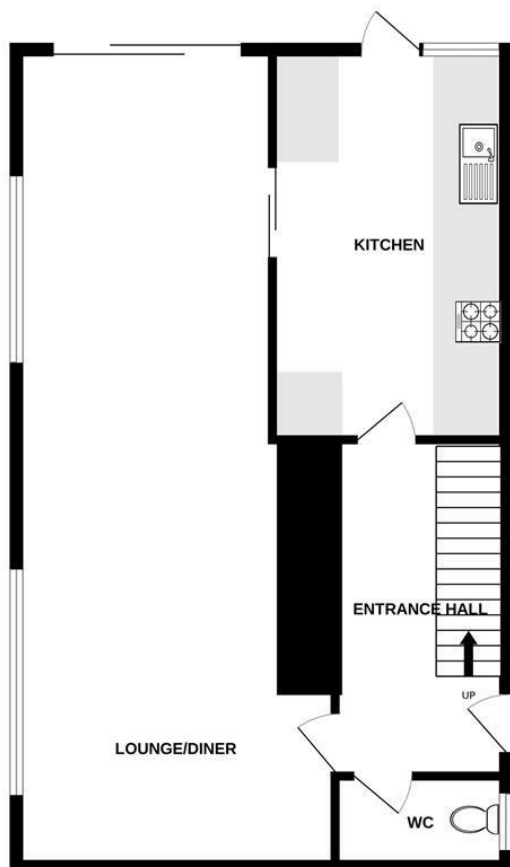
Huge Rear Garden -

Potential For Extension (Stp) -

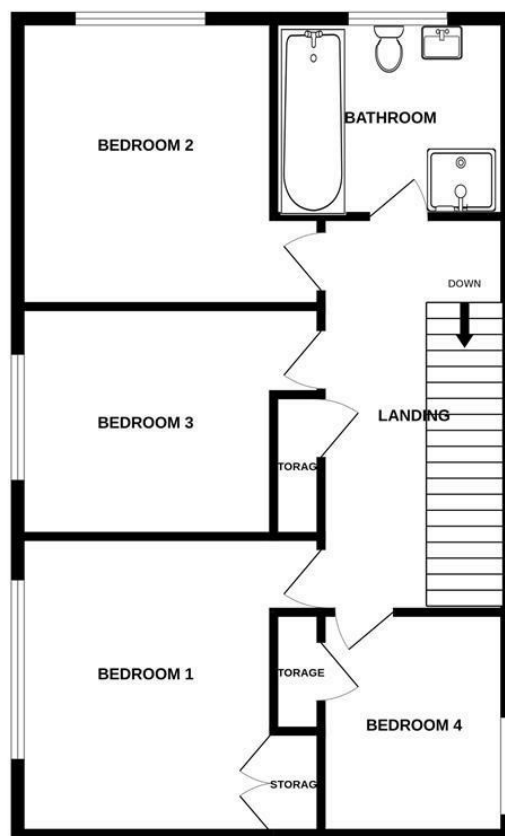
Privately Owned Garage -

Driveway To Rear -

GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



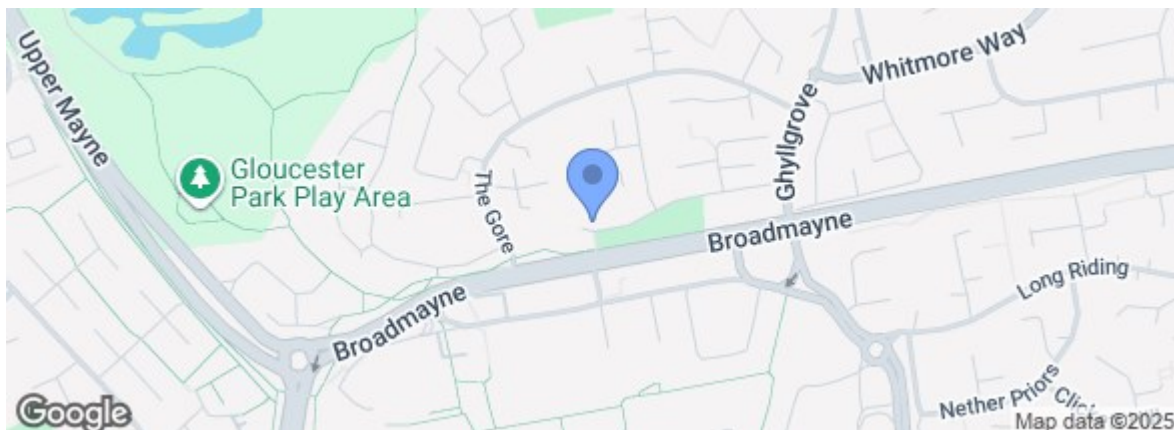
1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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			
(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		73	79
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.