

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



Pendle Drive, Basildon Guide price £325,000

Aspire Estate Agents are delighted to introduce this well-presented two-bedroom home, positioned in the popular Fryerns area of Basildon, offering spacious accommodation, a modern kitchen and bathroom, off-street parking, a shed positioned to the side/rear, a larger-than-average rear garden and a fantastic insulated outbuilding.

Set within a convenient residential location on Pendle Drive, this lovely home is ideal for first-time buyers, young families, downsizers or investors looking for a practical property with excellent access to local amenities, transport links and green spaces.

The ground floor offers a generous and well-arranged layout, beginning with a spacious living room measuring 17'6 x 11'2, providing a comfortable main reception space with plenty of room for relaxing and entertaining. To the rear, there is a separate dining room with doors opening out towards the garden, creating a lovely flow for family meals, hosting guests or day-to-day living.

The modern kitchen is positioned just off the dining area and offers a stylish, practical space with fitted units, work surfaces and room for everyday appliances.

The first floor continues to impress, with two good-sized bedrooms, including a generous main bedroom and a particularly spacious second bedroom measuring 14'1 x 9'7, making it ideal as a double bedroom, guest room, dressing room or home office. The modern family bathroom completes the first-floor accommodation.

Externally, the property benefits from a driveway to the front, providing convenient off-street parking. To the rear, the home enjoys a larger-than-average garden, offering fantastic outdoor space for families, entertaining, children to play or those who simply enjoy gardening. The property also benefits from a shed positioned to the side/rear of the home, providing excellent storage potential. The insulated outbuilding within the garden offers a superb additional space that could be used as a home office, gym, hobby room, workshop or further storage, depending on the buyer's needs.

The location is a real selling point. Fryerns is a well-established residential area of Basildon with access to local shops, schools, parks and everyday amenities. Basildon town centre, Eastgate Shopping Centre, leisure facilities and Basildon mainline station are all within easy reach, with c2c services providing direct links towards London Fenchurch Street. Basildon is also well placed for road links, with convenient access towards the A127 and A13, making it a strong choice for commuters and families alike.

With generous room sizes, modern interiors, driveway parking, a shed to the side/rear, a larger-than-average garden and a versatile insulated outbuilding, this is a superb opportunity to purchase a well-located home in a popular Basildon setting.

Approximate Gross Internal Floor Area: 68.9 sq m / 743 sq ft

Living Room: 5.33m x 3.40m — 17'6" x 11'2"

Dining Room: 2.90m x 2.67m — 9'6" x 8'9"

Kitchen: 2.67m x 2.36m — 8'9" x 7'9"

Bedroom 1: 3.25m x 3.18m — 10'8" x 10'5"

Bedroom 2: 4.29m x 2.92m — 14'1" x 9'7"

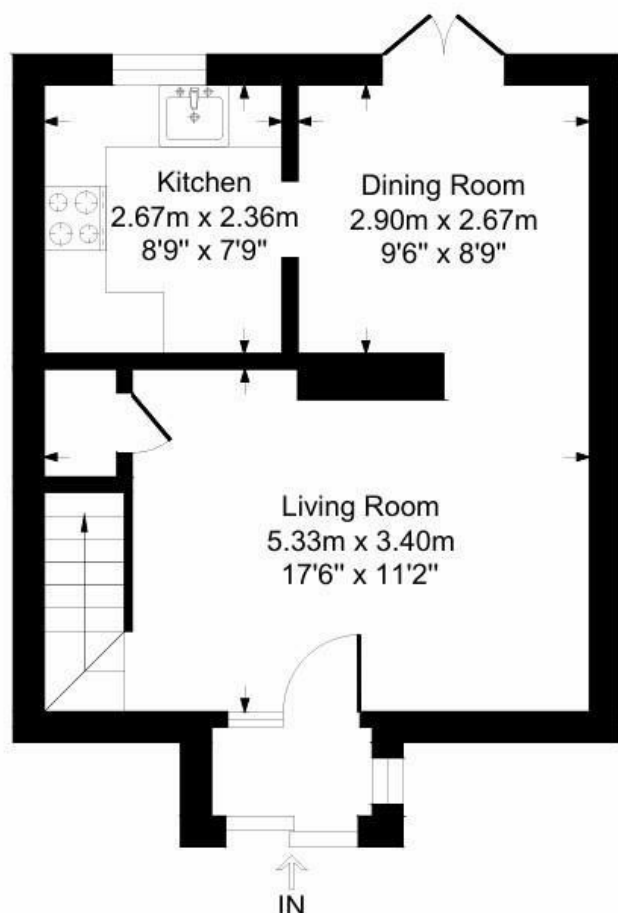
Bathroom

Landing

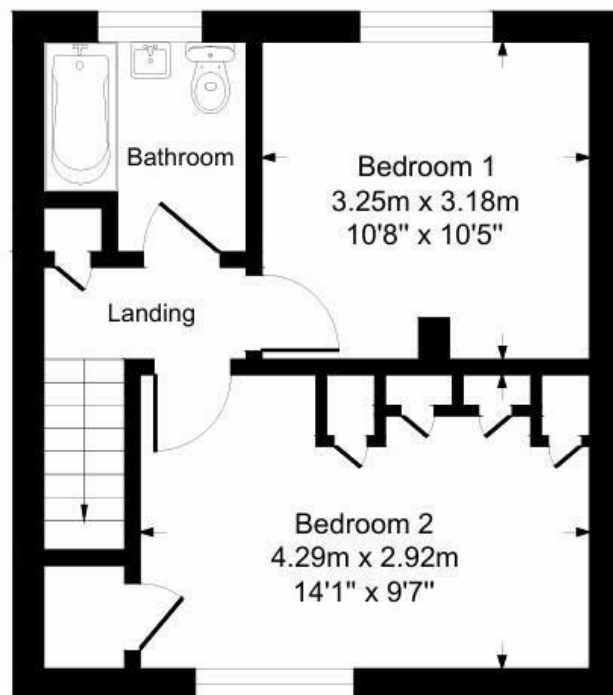
Entrance Hall/Stairs

Pendle Drive

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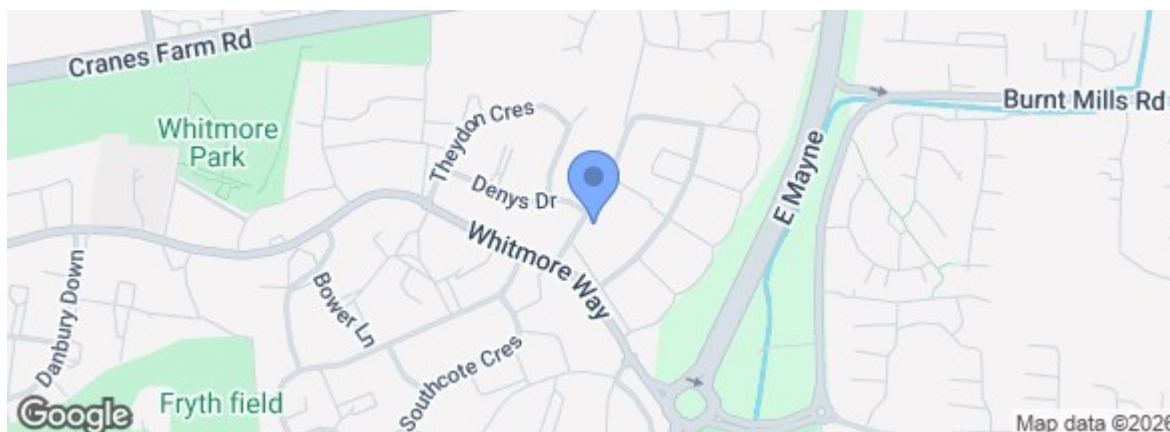


Ground Floor



First Floor

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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.