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today on 01268 777400



## Warren Drive, Basildon Offers in the region of £350,000

Aspire Estate Agents Basildon are delighted to bring to the market this beautifully refurbished home in SS14, offering modern living, stylish interiors and a host of desirable features.

The property has been tastefully updated throughout, creating a home that's ready to move straight into. Upon entering, you are welcomed by a bright and spacious lounge that flows seamlessly into a stunning conservatory, flooding the space with natural light and providing the perfect spot to relax or entertain. The modern fitted kitchen/diner has been thoughtfully designed, offering excellent storage and functionality for everyday living.

Upstairs, you'll find well-proportioned bedrooms ideal for both families and professionals, while the bathroom has been finished to a high standard. Outside, the brand-new landscaped rear garden provides a private haven, perfect for summer barbecues, family gatherings, or simply enjoying the sunshine.

Adding to the appeal, the property boasts off-street parking for two cars and a garage, ensuring both convenience and security – a rare find in this sought-after area.

With excellent schools, shops, and healthcare facilities nearby, as well as Pitsea station just 1.1 miles away with direct links into London Fenchurch Street, this home offers the perfect balance of comfort, convenience, and connectivity.

## Ground Floor

### Entrance Hallway

A welcoming space leading to the main living areas.

Lounge / Dining Room – Approx. 16'1" x 10'5" (4.91m x 3.18m)

Spacious and bright, ideal for relaxation or entertaining.

Kitchen / Dining Area – Approx. 8'0" x 7'0" (2.44m x 2.14m)

Modern fitted kitchen with ample storage and functional layout.

Conservatory – Approx. 10'0" x 7'5" (3.05m x 2.26m)

Light-filled additional reception space, perfect for family living.

## First Floor

Bedroom 1 – Approx. 10'9" x 10'4" (3.28m x 3.15m)

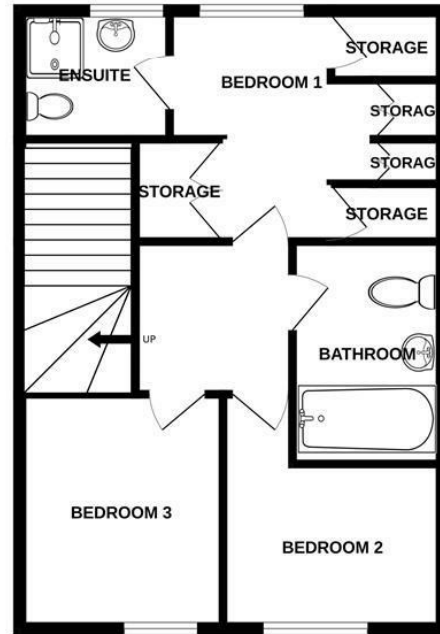
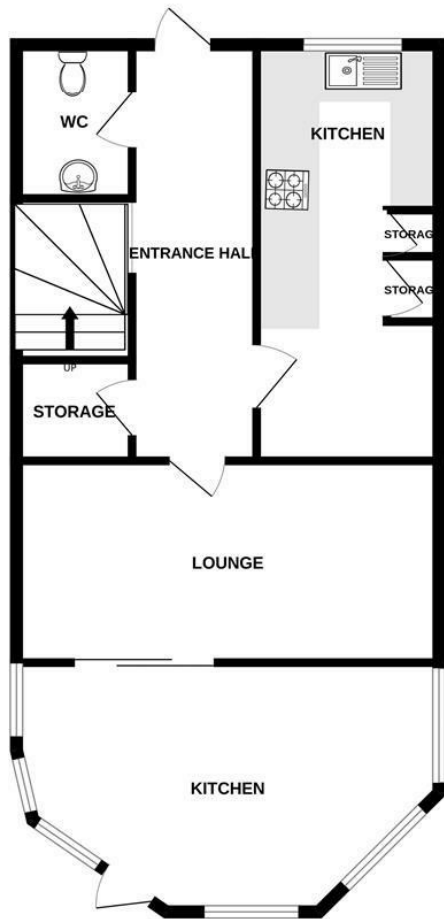
Well-proportioned with space for wardrobes and furniture.

Bedroom 2 – Approx. 10'8" x 7'9" (3.25m x 2.36m)

Comfortable and versatile, suitable for family or work-from-home use.

Bathroom – Approx. 6'5" x 5'6" (1.96m x 1.68m)

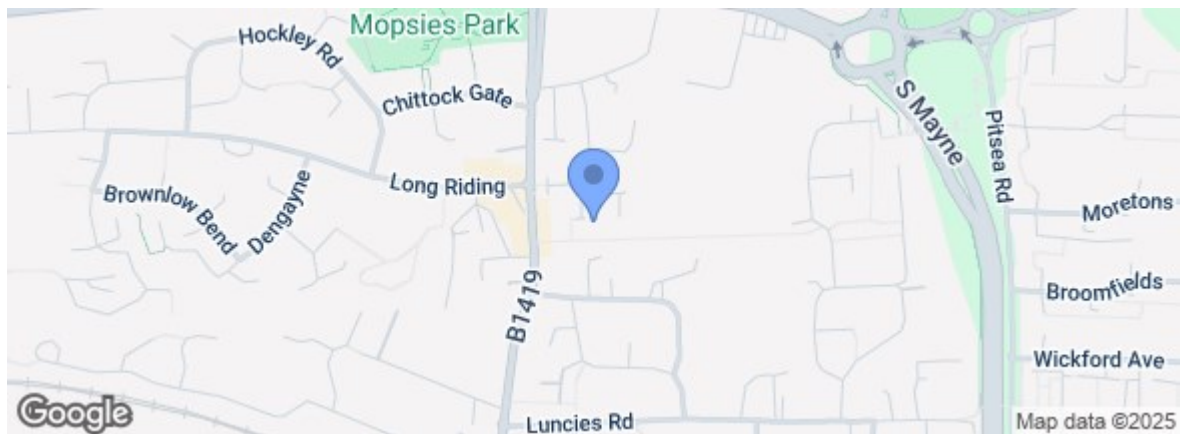
Contemporary family bathroom with modern fittings.



TOTAL FLOOR AREA: 1249 sq.ft. (116.1 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		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	



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