

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



## **The Knare, Basildon Asking price £350,000**

Aspire Estate Agents Basildon are delighted to offer for sale this beautifully presented three-bedroom family home, perfectly positioned within The Knare, in the ever-popular Lee Chapel South.

Offering an ideal combination of space, convenience and location, this fantastic home is perfectly suited to first-time buyers, growing families and commuters alike. The property is just a short walk from Basildon C2C Station, providing direct links into London Fenchurch Street, while the highly acclaimed Lee Chapel Primary School and Nursery, rated Outstanding by Ofsted, is also within easy walking distance. A range of local shops, parks and everyday amenities are all close by.

The accommodation comprises a welcoming entrance hall leading into a bright and spacious open-plan living, dining and kitchen area, creating a modern and sociable layout ideal for both family living and entertaining. Upstairs, the property offers three well-proportioned bedrooms, all served by a contemporary family bathroom.

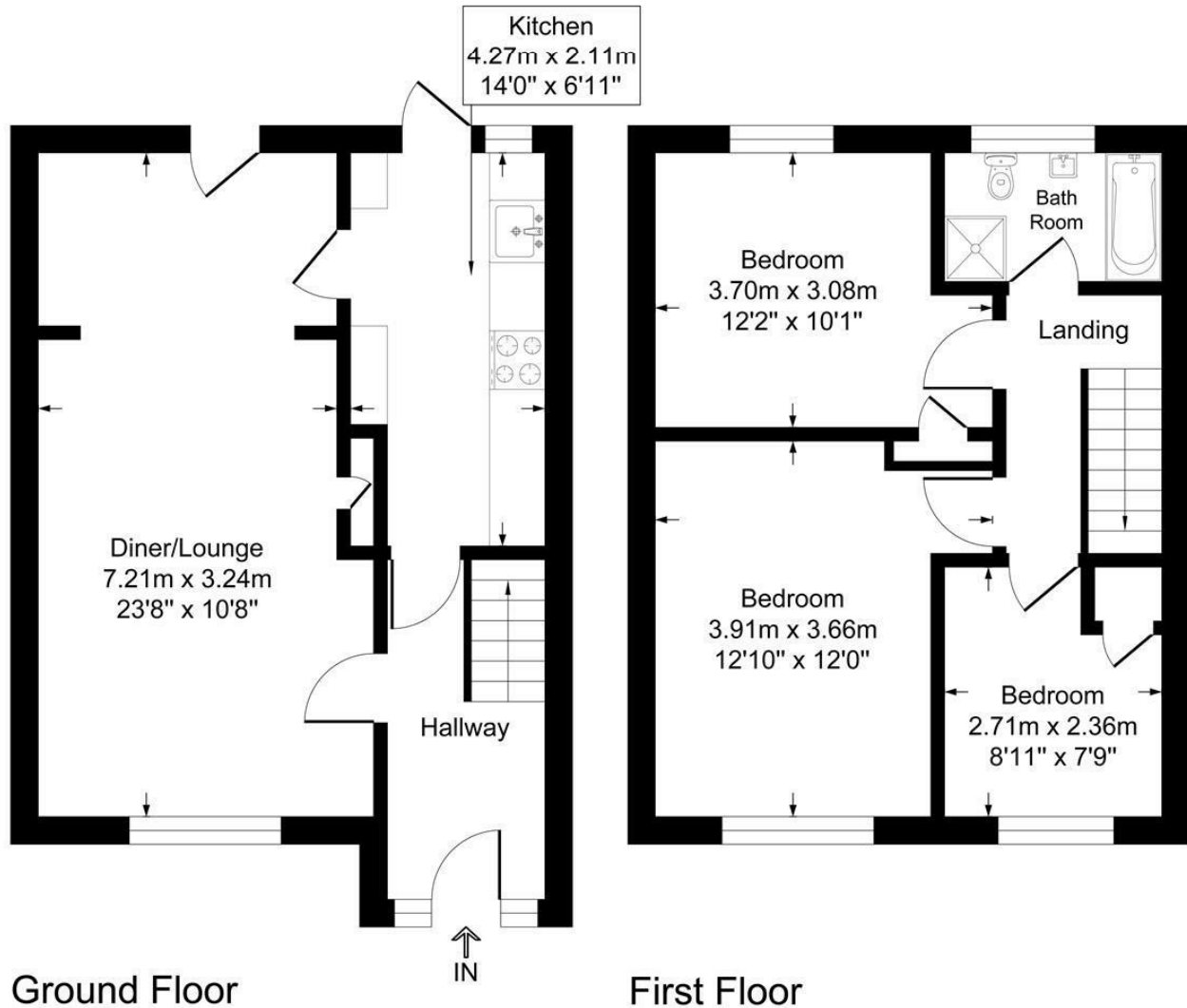
Externally, the home enjoys a private, enclosed rear garden with rear access and a useful storage shed, providing the perfect space for relaxing, entertaining or children's play.

Situated in one of Basildon's most sought-after residential locations, this impressive home offers excellent transport links, outstanding schooling and a wonderful community atmosphere. Early viewing is strongly advised to fully appreciate everything this property has to offer.

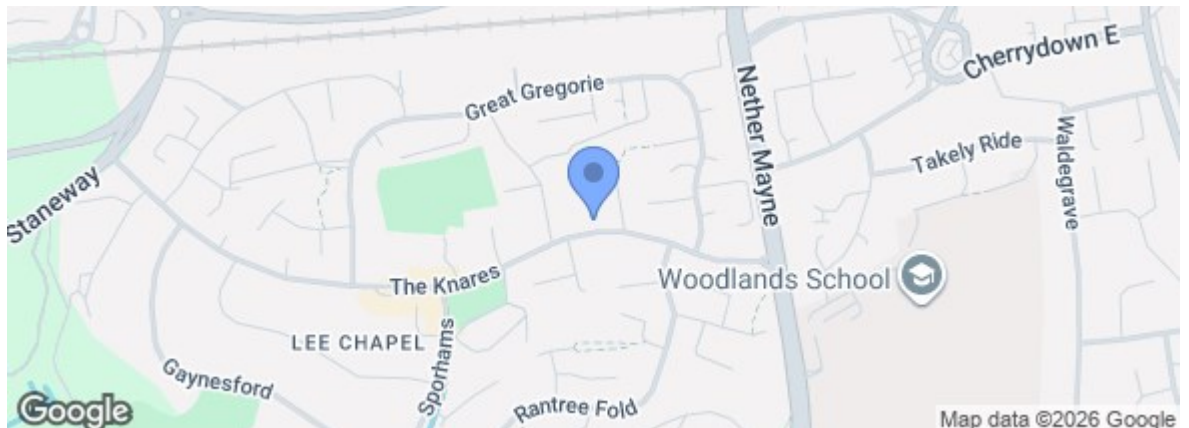


# The Knares

Approximate Gross Internal Floor Area = 80.8 sq m / 870 sq ft



| 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.