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











## Long Riding, Basildon Offers over £270,000

## \*\*\*NO ONWARD CHAIN\*\*\*

Aspire Estate Agents Basildon are delighted to present to the market this spacious and well-located three-bedroom townhouse, offered with no onward chain and situated within walking distance of Basildon Town Centre and the C2C mainline train station, providing direct links into London.

This well-proportioned family home offers excellent potential, including the opportunity to extend (subject to planning permission).

The ground floor features a large kitchen/diner, a utility room, and access to the generously sized rear garden — ideal for families or entertaining. The first floor comprises a bright and spacious lounge with Juliet balcony, a single bedroom, and a separate bathroom and WC. On the second floor, you'll find two double bedrooms, perfect for growing families or those needing home office space.

Externally, the property benefits from off-street parking for two vehicles and a good-sized garden with further scope to develop.

Conveniently located close to schools, shops, and local amenities, this property is an excellent opportunity for buyers looking to put their own stamp on a home in a prime location.

Kitchen/Diner: 25'3" x 8'3" (7.70m x 2.52m)

Lounge: 14'7" x 13'9" (4.44m x 4.20m)

Bedroom 2: 14'7" x 8'2" (4.45m x 2.48m)

Bedroom 1: 11'5" x 10'2" (3.47m x 3.11m)

Bedroom 3: 10'5" x 6'0" (3.18m x 1.84m)

Hall: 15'2" x 3'0" (4.62m x 0.91m)

Landing: 7'10" x 4'9" (2.39m x 1.44m)

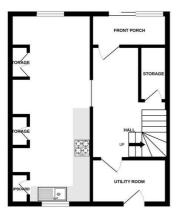
Utility Room: 5'8" x 5'0" (1.72m x 1.52m)

Bathroom: 5'0" x 4'11" (1.52m x 1.49m)

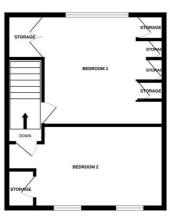
Front Porch: 5'2" x 3'1" (1.57m x 0.94m)

WC: 5'2" x 2'2" (1.57m x 0.67m)

GROUND FLOOR 428 sq.ft. (39.8 sq.m.) approx. 1ST FLOOR 427 sq.ft. (39.7 sq.m.) approx. 2ND FLOOR 435 sq.ft. (40.4 sq.m.) approx.

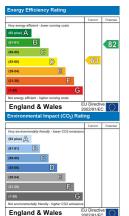


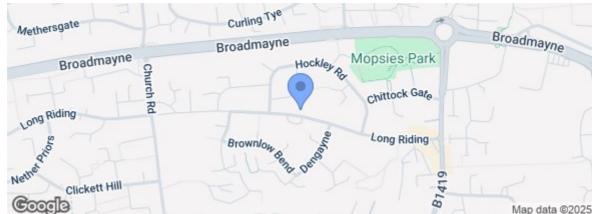




TOTAL FLOOR AREA: 1291 sq.ft. (119.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other tiens are approximate and no responsibility is taken for any enror, 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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