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## **Rectory Park Drive, Basildon Offers over £415,000**

Aspire Estate Agents Basildon are delighted to be instructed on the sale of this attractive four-bedroom family home. Beautifully maintained by the current owner, the property boasts excellent kerb appeal and is ideally positioned close to local amenities and the train station — making it perfect for commuters and families alike.

The ground floor welcomes you with a charming entrance porch leading into a spacious hallway. From here, you'll find access to a convenient downstairs cloakroom, a bright and generous front-facing lounge, and a modern kitchen. The lounge flows seamlessly into the dining room, which features French doors opening onto the rear garden — ideal for entertaining. The stylish and well-appointed kitchen also provides direct garden access.

Upstairs, the landing leads to four well-proportioned bedrooms, including a spacious master bedroom with en-suite shower room. A contemporary family bathroom serves the remaining three bedrooms.

Externally, the rear garden is a lovely private space with side gated access. The property further benefits from a private driveway and a dropped kerb for off-street parking.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

Entrance Porch

Entrance Hall

Downstairs WC

Lounge

7.09m x 3.80m | 23'3" x 12'5"

Kitchen

6.96m x 4.10m | 22'10" x 13'5"

Dining Room

3.40m x 3.07m | 11'2" x 10'1"

Landing

Master Bedroom

11.00m x 2.92m | 36'1" x 9'7" (please confirm — 11m is very long)

En-Suite Shower Room

Bedroom Two

3.78m x 2.90m | 12'5" x 9'6"

Bedroom Three

3.30m x 2.64m | 10'10" x 8'8"

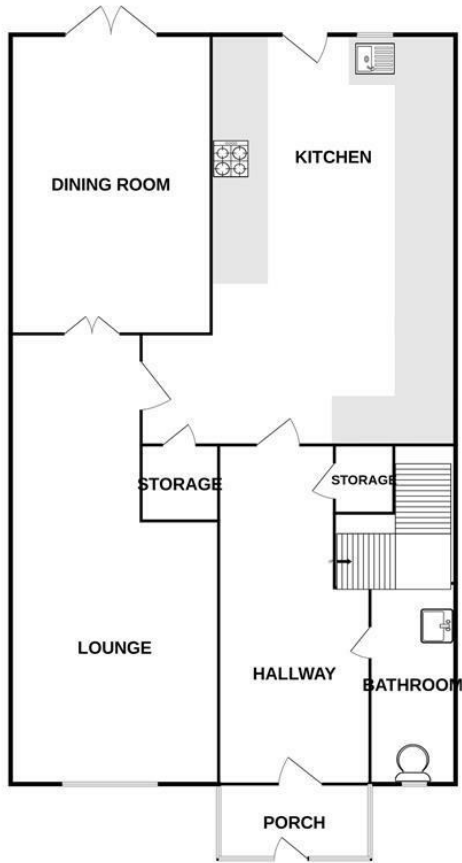
Bedroom Four

2.80m x 9.00m | 9'2" x 29'6" (please confirm — 9m is very long)

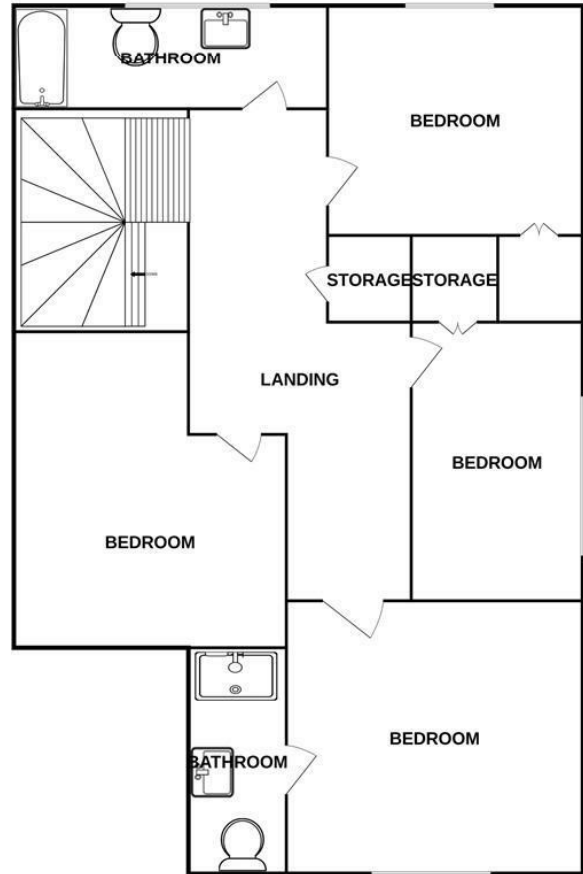
Rear Garden

Side gated access

GROUND FLOOR



1ST FLOOR



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		76	86
(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.