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today on 01268 777400**



**ASPIRE**



## Wendene, Basildon Offers invited £275,000

Aspire Estate Agents Basildon are delighted to present this exceptional two-bedroom home, ideally located in a sought-after area of Basildon. Perfect for first-time buyers or those looking to downsize, this beautifully maintained property offers both comfort and convenience.

The home features a welcoming front porch that leads into a well-proportioned living space, enhanced by a full-width rear extension measuring 15'7" x 9'7". This generous addition creates a bright and airy atmosphere, ideal for family living or entertaining guests. The property also boasts a modern kitchen and a stylish shower room, finished to a high standard throughout.

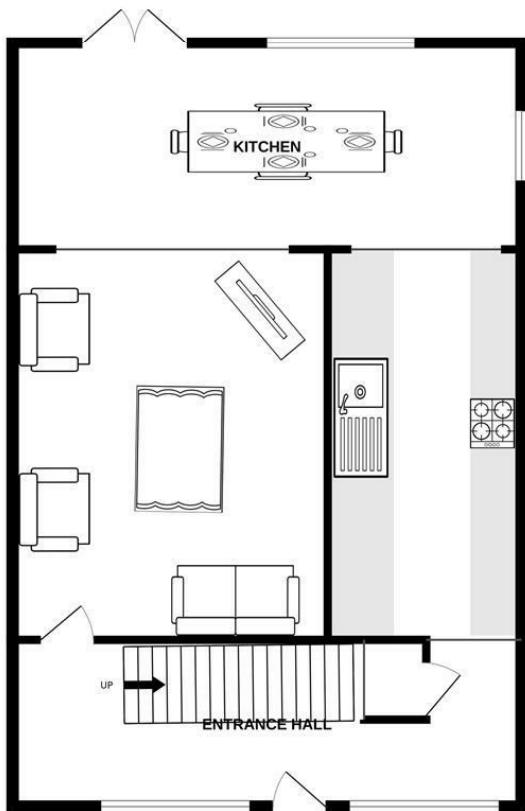
Externally, the rear garden is well-kept and provides a peaceful space for relaxing or enjoying time outdoors. Set along a quiet pedestrian walkway, the location offers privacy and a sense of community, making it an appealing choice for many buyers.

The home is conveniently located for commuters, with Pitsea Station just 0.7 miles away, Basildon Station at 1.5 miles, and Laindon Station approximately 2.9 miles. This ensures excellent access to London and surrounding areas.

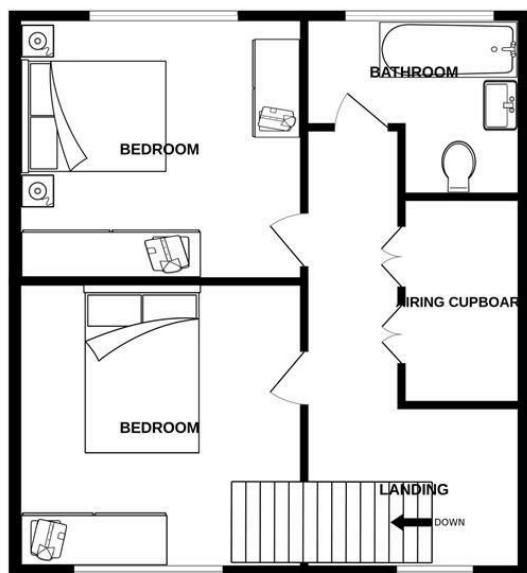
Families will also benefit from several local schools within walking distance. These include Ryedene Primary and Nursery School (Ofsted: Good) and Bardfield Academy (Ofsted: Requires Improvement), both just 0.2 miles away. Also nearby are Greensted Primary School & Nursery (Ofsted: Outstanding) and St Teresa's Catholic Primary School, Basildon (Ofsted: Good), each within 0.5 miles.



## 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	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	71
(55-68) D	83
(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	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



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