

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



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.

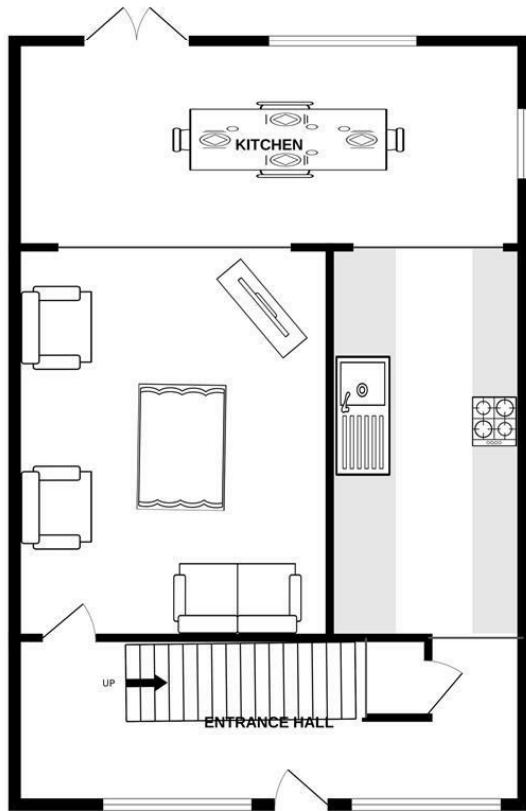
The home features a welcoming front porch that leads into a well-proportioned living space, enhanced by a full-width rear extension measuring 15'7" x 9'7". This generous addition creates a bright and airy atmosphere, ideal for family living or entertaining guests. The property also boasts a modern kitchen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

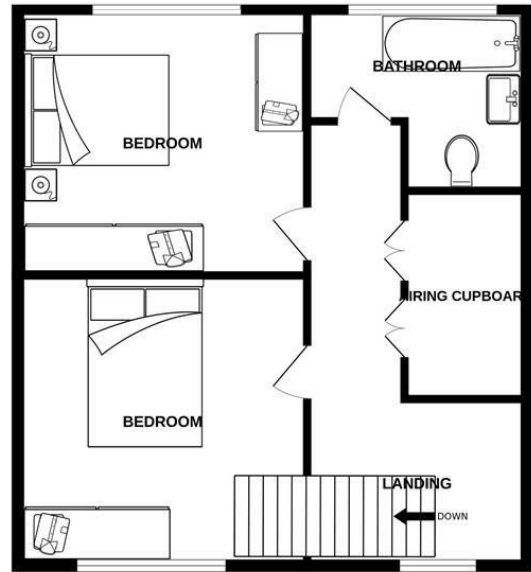
The home is conveniently located for commuters, with Pitsea Station just 0.7 miles away, Basildon Station at 1.5 miles, and Laindon Station approximately 2.9 miles. This ensures excellent access to London and surrounding areas.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ 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.