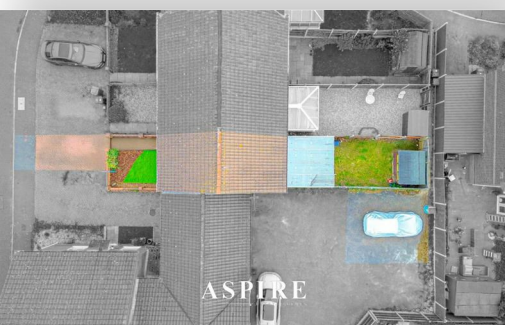


To arrange a viewing contact us
today on 01268 777400



Warwick Place, Basildon Guide price £300,000

Aspire Estate Agents Basildon are proud to present this beautifully refurbished two double-bedroom terraced home, which comes with three designated parking spaces, tucked away in a quiet Langdon Hills cul-de-sac. Perfect for first-time buyers or downsizers, with potential to be chain-free.

The ground floor features a bright hallway with oak-effect herringbone flooring, a modern kitchen with integrated appliances, and a spacious living/dining room opening onto a private rear garden with new fencing. Upstairs are two double bedrooms and a contemporary bathroom, all fully refurbished.

The property also boasts a neat front garden and is within walking distance of excellent schools: Great Berry Primary (0.4 miles), Merrylands Primary (0.6 miles), Lincewood Primary (0.9 miles), and Millhouse Primary (1.3 miles). Commuters benefit from easy access to Laindon (0.9 miles), Basildon (2.3 miles), and West Horndon (2.7 miles) stations.

A stylish, move-in-ready home in a sought-after location – book your viewing today with Aspire Estate Agents Basildon. Guide Price £300,000 - £325,000

Living Room: 4.62 × 4.66 m (15.16 × 15.29 ft)

Kitchen: 2.58 × 2.70 m (8.46 × 8.86 ft)

Hallway: 0.91 × 2.69 m (2.99 × 8.83 ft)

Bedroom 1: 3.00 × 3.72 m (9.84 × 12.20 ft)

Bedroom 2: 1.73 × 3.64 m (5.68 × 11.94 ft)

Bathroom: 1.82 × 2.73 m (5.97 × 8.96 ft)

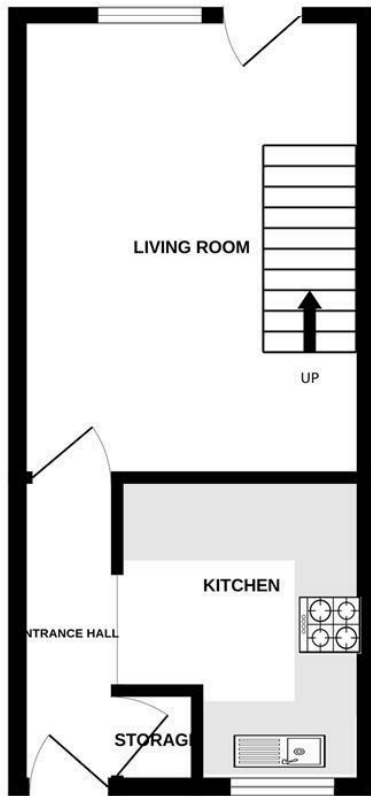
Landing: 2.20 × 1.09 m (7.22 × 3.58 ft)

Additional Features;

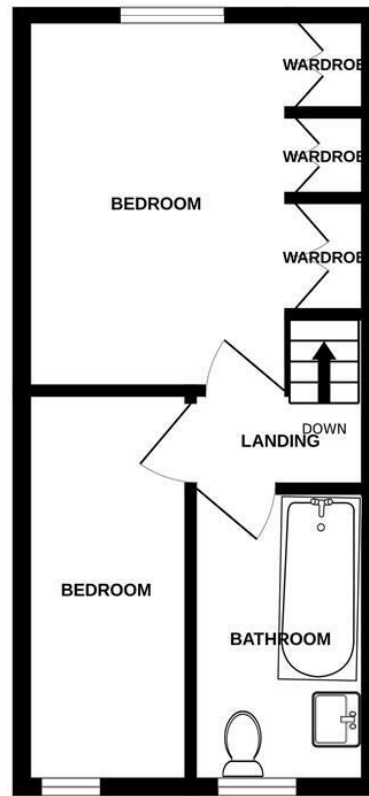
Front and Rear Gardens – ideal for outdoor living and entertaining

Off-Street Parking – 3 spaces

GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 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 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			88
(81-91) B			
(69-80) C			
(55-68) D			68
(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 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			
(1-20) 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.