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today on 01268 777400***



## **Church Road, Basildon Offers in the region of £700,000**

Aspire Estate Agents Basildon are delighted to present this impressive five-bedroom detached family home, offering generous and versatile accommodation throughout and presented ready to move into.

The ground floor provides excellent family living space, featuring three well-proportioned reception rooms, including a bright and spacious lounge, a separate dining room ideal for entertaining, and an additional family room. A large, well-equipped kitchen is complemented by a separate utility room, while a downstairs WC and study add further practicality for modern family life.

To the first floor, the property boasts five genuine double bedrooms, all offering excellent space. The master bedroom benefits from fitted wardrobes and a private en-suite, while the remaining bedrooms are served by a large family bathroom, finished to a high standard.

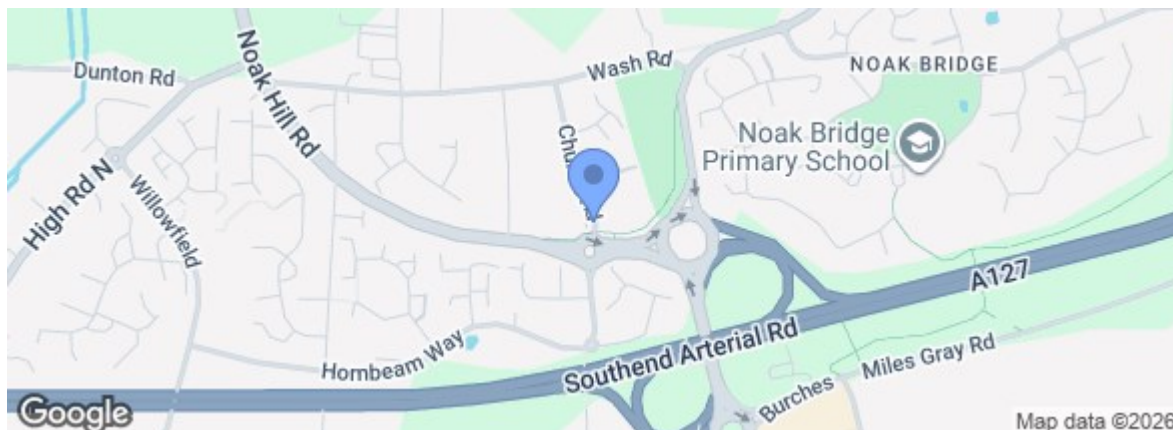
Externally, the home continues to impress. The unoverlooked, low-maintenance rear garden backs onto an attractive open field and tree line, providing a peaceful and private setting. To the front, there is a driveway providing parking for up to five vehicles, making this an ideal home for growing families.

Situated within easy reach of the A127, the property offers excellent commuter access while remaining close to local amenities, reputable schools, and transport links including Laindon Station. This superb detached home combines space, privacy, and convenience in a highly sought-after location.

Room Dimensions	7'5" × 5'4" (2.26m × 1.63m) Narrowing to: 2'2" × 2'8" (0.66m × 0.81m)
Storm Porch 4'7" × 3'9" (1.40m × 1.14m)	Outside
Entrance Hall 23'4" × 5'6" (7.12m × 1.68m)	Rear Garden Driveway
Lounge 17'5" × 14'5" (5.31m × 4.40m)	
Family Room / Dining Room 16'0" × 14'1" (4.88m × 4.30m)	
Kitchen 12'8" × 8'8" (3.86m × 2.64m)	
Utility Room 8'7" × 4'9" (2.62m × 1.45m)	
Games / TV Room 12'4" × 9'8" (3.76m × 2.95m)	
Study 9'7" × 5'9" (2.92m × 1.75m)	
Cloakroom 6'6" × 2'9" (1.98m × 0.84m)	
Bedrooms	
Bedroom One 13'4" × 13'1" (4.07m × 3.99m)	
En-Suite to Bedroom One 7'5" × 4'9" (2.26m × 1.45m)	
Bedroom Two 15'6" × 9'8" (4.73m × 2.95m) Narrowing to: 5'5" × 3'8" (1.65m × 1.12m)	
Bedroom Three 10'9" × 10'6" (3.28m × 3.20m) Narrowing to: 5'5" × 3'8" (1.65m × 1.12m)	
Bedroom Four 10'0" × 9'8" (3.05m × 2.95m)	
Bedroom Five 10'9" × 9'7" (3.28m × 2.92m)	
Bathroom	
Family Bathroom	



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 <sub>2</sub> ) Rating			
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			
(1-10) 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.