

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



Mistley Path, Basildon £350,000

Aspire Estate Agents Basildon are delighted to present this spacious and recently improved two-bedroom end-of-terrace home, positioned within a convenient residential area close to Basildon town centre, railway station, schools and everyday amenities.

Offering approximately 853 sq ft of internal accommodation, the property has been redecorated and improved internally, while the rear garden has also benefited from newly installed fencing and a newly laid lawn. Further advantages include its end-of-terrace position and valuable off-road parking situated to the rear.

The accommodation begins with an entrance porch, providing a practical space for coats and footwear before opening into the generously proportioned living room. Measuring approximately 15'3 x 12'2, this welcoming reception room benefits from an attractive front-facing bay and provides ample space for comfortable seating and additional furniture.

Positioned across the rear of the property is the impressive kitchen/dining room, measuring approximately 18'4 x 10'10. This excellent open-plan space provides a natural setting for cooking, dining and entertaining, with plentiful room for a family dining table and direct access to the rear garden.

Accommodation and Measurements
Ground Floor

Entrance Porch

A practical entrance area providing access into the main living accommodation.

Living Room: 15'3 x 12'2 (4.64m x 3.71m)

A bright and generously sized reception room featuring an attractive front-facing bay and excellent space for a range of seating and living-room furniture.

Kitchen/Dining Room: 18'4 x 10'10 (5.60m x 3.30m)

An impressive open-plan kitchen and dining space extending across the rear of the property, offering ample storage, worktop space and room for a family dining table. A door provides direct access to the rear garden.

First Floor

Landing: 6'10 x 4'3 (2.08m x 1.29m)

Providing access to both bedrooms and the family bathroom.

Bedroom One: 18'3 x 12'2 (5.55m x 3.71m)

An exceptionally spacious principal bedroom with plenty of room for wardrobes, storage and additional bedroom furniture.

Bedroom Two: 11'4 x 9'9 (3.46m x 2.96m)

A well-proportioned second double bedroom suitable for family members, guests or use as a spacious home office.

Family Bathroom: 6'6 x 5'0 (1.99m x 1.53m)

Arranged with a bath, wash hand basin and WC.

Approximate Gross Internal Floor Area: 853 sq ft (79.2 sq m)

Rear Garden and Parking

The enclosed rear garden has recently been improved with newly laid grass and newly installed fencing, creating a fresh, secure and practical outdoor space.

Off-road parking is available to the rear of the property.

Council Tax Band: B

EPC Rating: D

Parking: Off-Road Parking To The Rear

Tenure: Freehold

Location

Mistley Path is situated within an established residential area of Basildon, conveniently positioned for local schools, shops, public transport and Basildon town centre.

Families are well served by several schools within the surrounding area, including Cherry Tree Primary School, Fairhouse Community Primary School and Kingswood Primary School and Nursery. Secondary educational options include Woodlands School, The Basildon Lower Academy and De La Salle School. Buyers should confirm current admissions policies and catchment arrangements directly with the relevant school or Essex County Council.

A selection of convenience stores and everyday amenities is available locally, while Basildon town centre and Eastgate Shopping Centre provide a much wider range of supermarkets, high-street retailers, cafés, restaurants and professional services. Festival Leisure Park is also accessible and offers restaurants, a cinema and various leisure facilities.

Basildon railway station is approximately 0.7 miles away and provides regular c2c services towards London Fenchurch Street and Southend, making the location especially convenient for commuters.

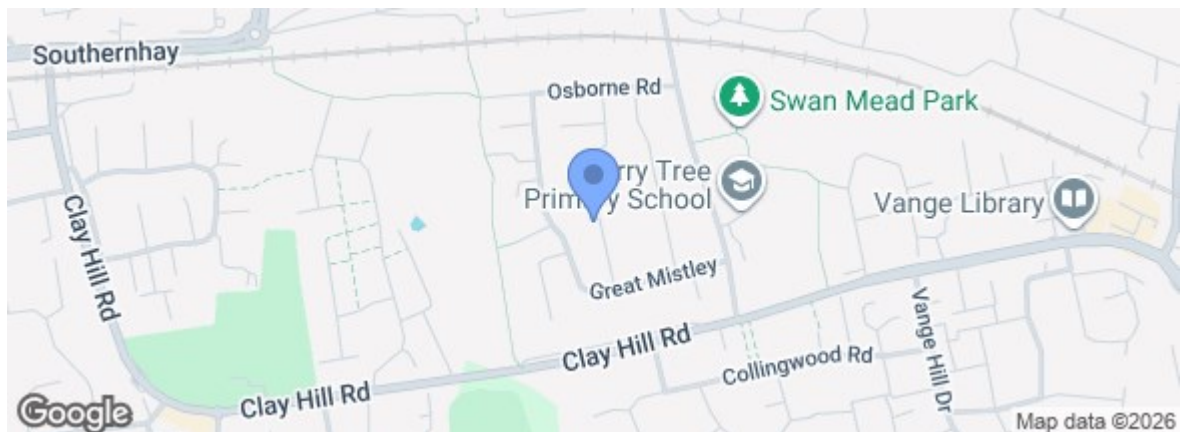
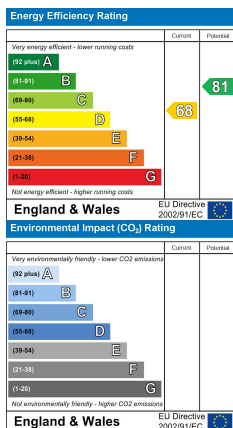
Nearby bus stops include Cherry Tree School, Napier Close, Thistledown and Vange Hill Drive, providing connections towards Basildon Bus Station, the town centre and surrounding residential areas.

The property is also well placed for access to local parks, recreational spaces and Basildon Sporting Village. For motorists, connections to the A13 and A127 provide convenient routes towards London, Southend, Thurrock and the wider Essex road network.

With its particularly generous accommodation, recent improvements, newly refreshed garden and convenient position, this excellent home is certain to attract strong interest. Early viewing is highly recommended to fully appreciate the space and value on offer.

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Approximate Gross Internal Floor Area = 79.2 sq m / 853 sq ft



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.