

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



Church Road, Basildon Guide price £650,000

Aspire Estate Agents Basildon are delighted to present this impressive six double-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.

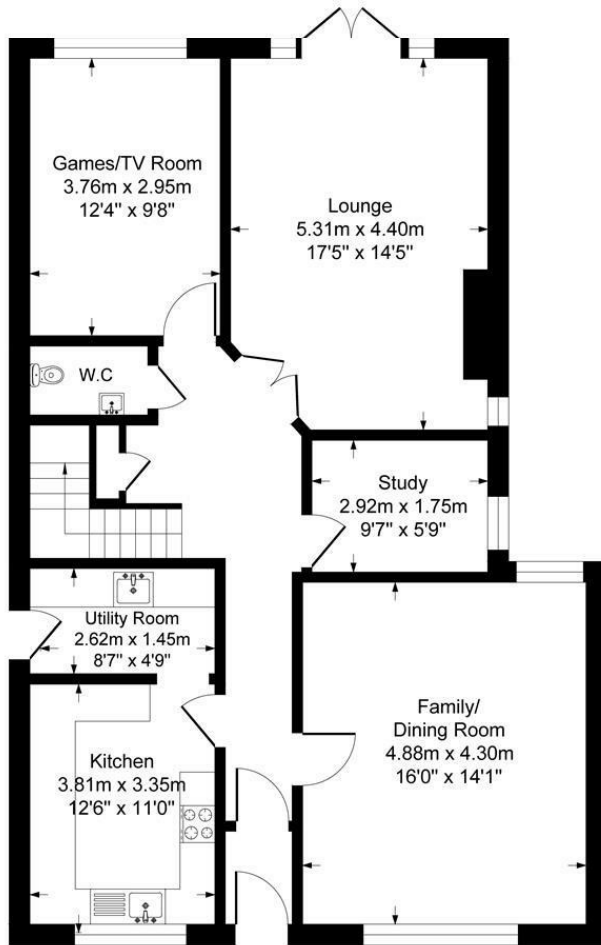
Externally, the home continues to impress. The unoverlooked, low-maintenance rear garden backs onto an attractive open field and tree line, providing a peaceful and private setting. To the front, there is a driveway providing parking for up to five vehicles, making this an ideal home for growing families.

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.

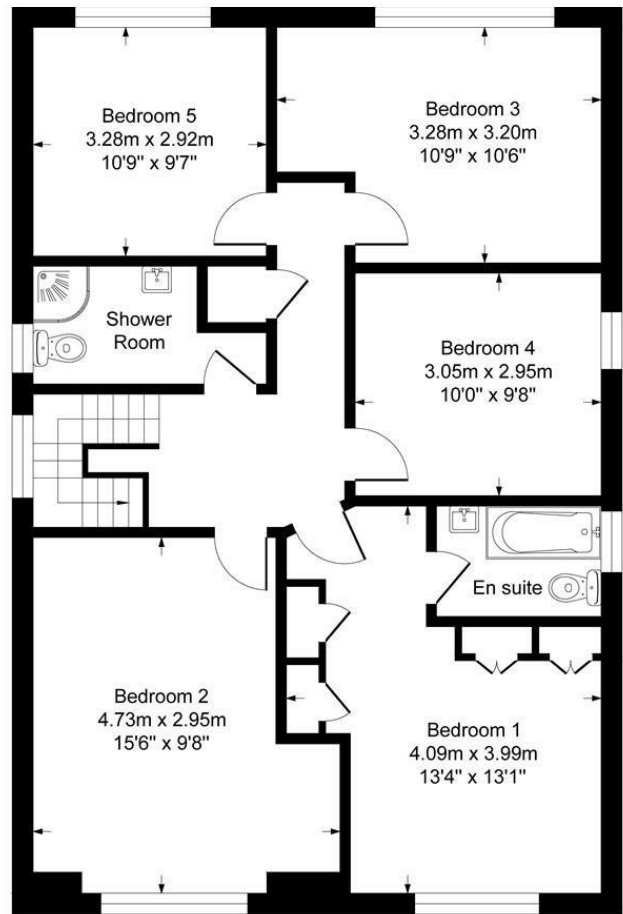
Room Dimensions	7'5" × 5'4" (2.26m × 1.63m) Narrowing to: 2'2" × 2'8" (0.66m × 0.81m)
Storm Porch 4'7" × 3'9" (1.40m × 1.14m)	Outside
Entrance Hall 23'4" × 5'6" (7.12m × 1.68m)	Rear Garden Driveway
Lounge 17'5" × 14'5" (5.31m × 4.40m)	
Family Room / Dining Room 16'0" × 14'1" (4.88m × 4.30m)	
Kitchen 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	

Church Road, Noak Bridge

Approximate Gross Internal Floor Area = 188.0 sq m / 2024 sq ft

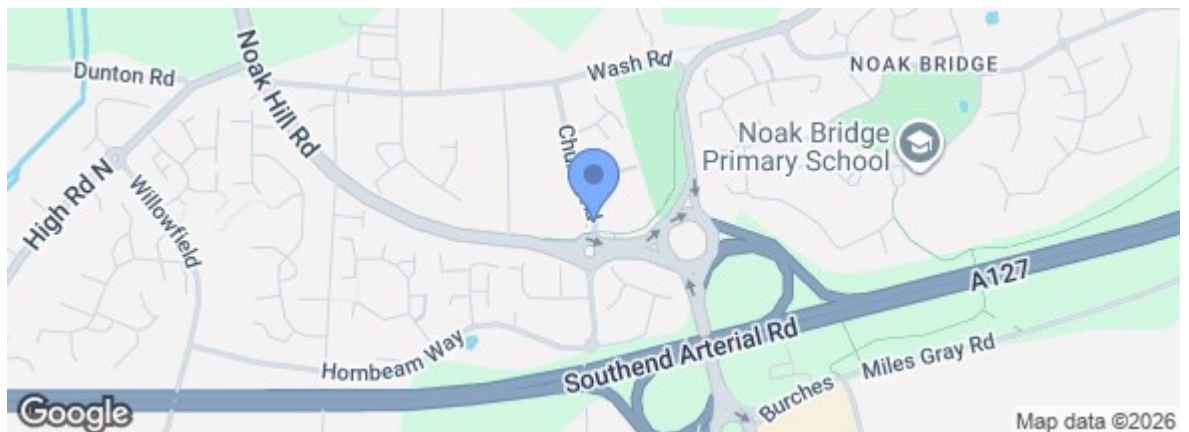


Ground Floor



First Floor

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	62
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		



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