

To arrange a viewing contact us  
today on 01268 777400



## Warwick Crescent, Basildon Guide price £450,000

Guide Price £450,000 - £475,000

Aspire Estate Agents Basildon are delighted to present this stunning four double bedroom end of terrace home, situated within the highly sought-after Dunton Fields development. Ideally positioned close to a range of local amenities including reputable schools, shops and parks, the property also benefits from excellent transport links, making it an ideal choice for families and commuters alike.

Beautifully maintained throughout, the home offers spacious and well-planned accommodation arranged over three floors. The ground floor welcomes you with a bright entrance hallway leading into a modern kitchen/diner, a convenient ground floor W/C and a generous living room, perfect for relaxing or entertaining.

The first floor offers two well-proportioned double bedrooms, including a spacious master bedroom which benefits from its own en-suite shower room, along with a family bathroom. The second floor continues to impress with two further double bedrooms and an additional family bathroom. The property also offers ample storage throughout, making it both practical and comfortable for everyday living.

Externally, the rear garden is well maintained and provides a pleasant outdoor space, with the added benefit of side access leading to the front of the property. To the front, there are two allocated parking spaces along with an electric vehicle charging point.

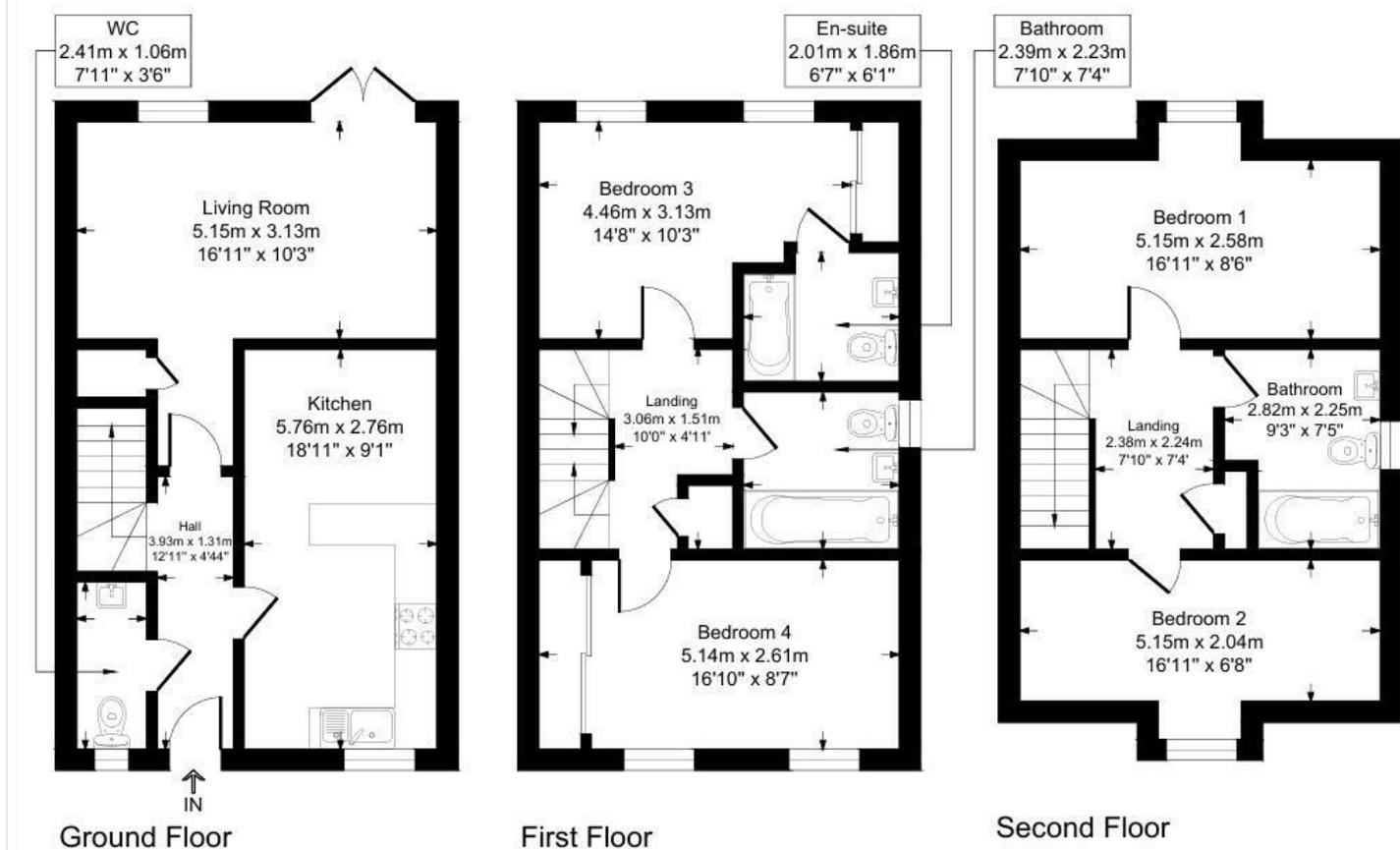
This beautifully presented home offers generous living space across three floors and would make an ideal purchase for growing families or buyers seeking modern living within a popular and well-connected development.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

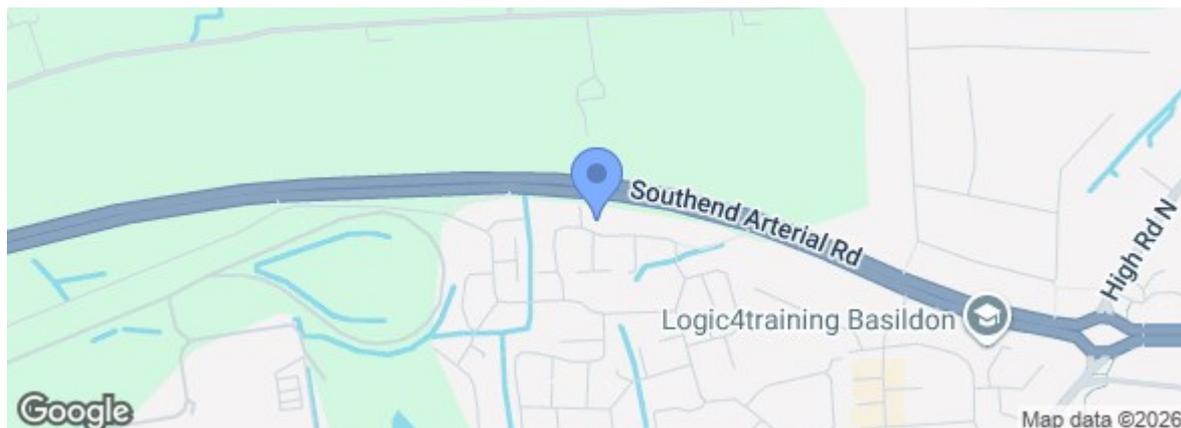


# Warwick Crescent

Approximate Gross Internal Floor Area = 134.5 sq m / 1449 sq ft



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 EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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		
(1-20)	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.