

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



Church Park Road, Basildon Guide price £350,000

Aspire Estate Agents Basildon welcome you to this beautifully presented three-bedroom staggered terraced home, located in the popular market town of Pitsea, just outside Basildon. This property enjoys a fantastic location close to local amenities, reputable schools, and the town centre. Commuters will appreciate the mainline rail station within walking distance, offering regular services into London, making this an ideal base for travel to the capital.

The home is offered in move-in condition, and an early viewing is highly recommended to fully appreciate the tasteful colour scheme and warm, stylish ambiance created by the current owners. Step into the hallway, which leads to a spacious lounge featuring a charming fireplace, and a well-appointed kitchen complete with a range of wall and floor units. The ground floor also benefits from a convenient downstairs W.C.

Upstairs, you'll find three comfortable bedrooms alongside a family bathroom equipped with both bath and shower facilities, as well as an additional upstairs W.C. The rear landscaped garden offers a paved patio — a perfect spot to relax and unwind — with the remainder of the garden laid to decorative stones for low maintenance. To the front, there is a driveway and garage providing parking for three vehicles, making this a rare find in this popular estate.

Additionally, the garage offers potential for conversion into an extra room, adding further flexibility to the property.

Nearby transport links include Pitsea Station, just 0.2 miles away, Basildon Station at 2.3 miles, and Benfleet Station at 2.8 miles. Local schools, all rated Good by Ofsted, include Northlands Primary School and Nursery (0.3 miles), The Basildon Upper Academy (0.3 miles), Eversley Primary School (0.4 miles), and Maple Grove Primary School (0.4 miles).

Ground Floor:

Lounge: 18' 4" x 14' 9" (5.60m x 4.50m)

Kitchen/Diner: 11' 10" x 9' 1" (3.60m x 2.76m)

Garage: 21' 4" x 9' 1" (6.50m x 2.76m)

Hall

W.C.

First Floor:

Bedroom 1: 17' 0" x 9' 1" (5.18m x 2.76m)

Bedroom 2: 13' 1" x 8' 10" (4.00m x 2.70m)

Bedroom 3: 13' 1" x 6' 7" (4.00m x 2.00m)

Bathroom

Toilet

Landing

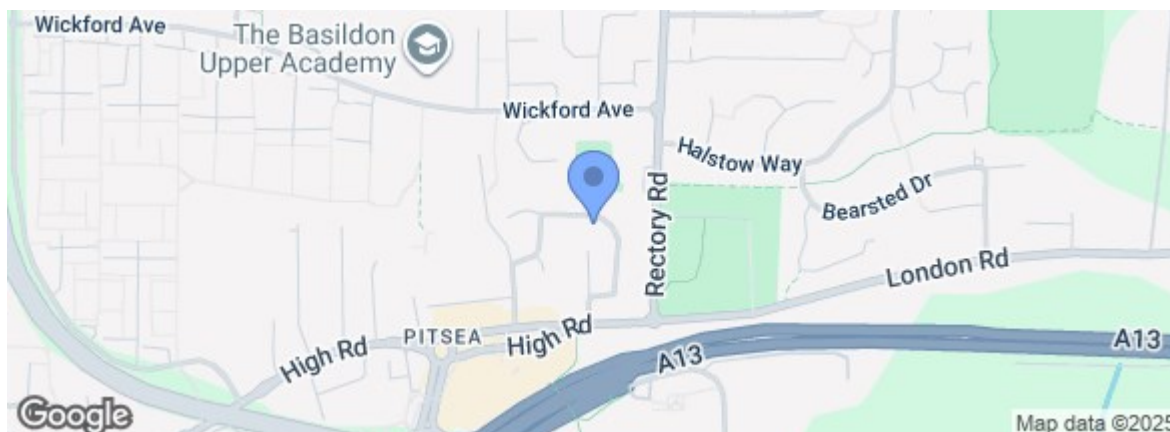


Ground Floor



First Floor

Energy Efficiency Rating	
	Current
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 (CO₂) Rating	
	Current
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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