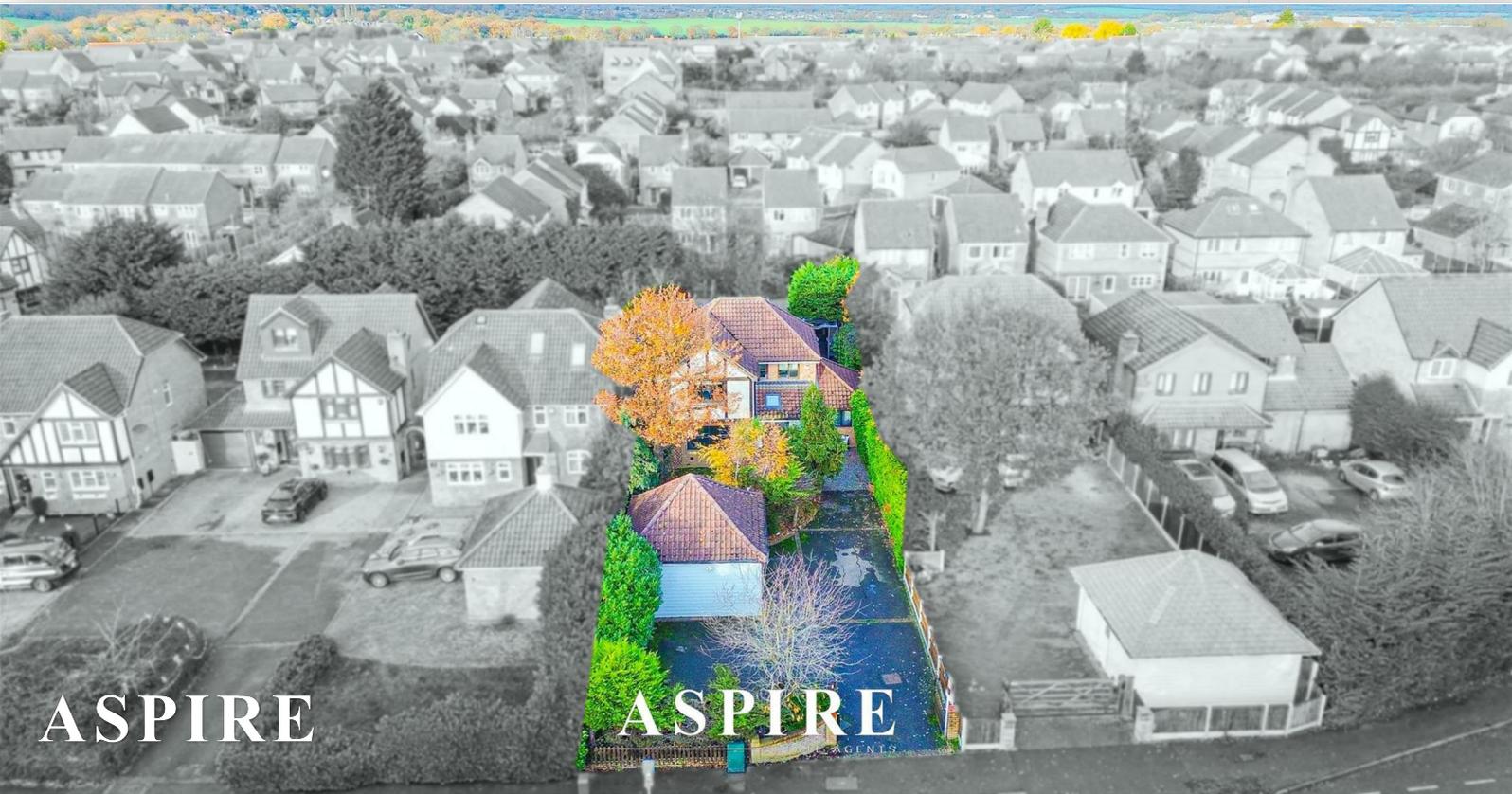


To arrange a viewing contact us  
today on 01268 777400



## Hornbeam Way, Basildon Guide price £700,000

Aspire Estate Agents Basildon are delighted to present this beautifully presented and generously proportioned family home, ideally positioned within easy reach of excellent transport links, including Laindon, Basildon, and Billericay mainline stations.

This well-maintained property offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families or buyers seeking flexible living space. The ground floor features a welcoming lounge, ideal for both everyday living and entertaining. Guide Price £700,000 - £750,000

The heart of the home is the extended kitchen, which serves as the main living and social space. This impressive area comfortably incorporates a large dining table and a separate sitting area, creating a bright, open, and highly sociable environment perfect for modern family living and hosting guests.

Also located on the ground floor is a separate study, which could alternatively be used as a fifth bedroom, home office, or hobby room, offering excellent flexibility to suit individual needs.

To the first floor, the property boasts four well-proportioned bedrooms, all benefiting from good natural light. The master bedroom enjoys the added luxury of its own en-suite shower room, while a bright and well-appointed family bathroom serves the remaining bedrooms.

Externally, the property benefits from a detached garage set away from the main house, currently utilised as a music room. This versatile space would also lend itself well to use as a home office, gym, studio, or additional storage. The rear garden has been thoughtfully designed for low maintenance, providing a private outdoor space ideal for relaxing or alfresco dining.

- Room Measurements -

Included above

Ground Floor:

Rear Garden (Approx.)

40ft x 45ft

(12.2m x 13.7m)

Extended Entrance Hall

Lounge

13'4" x 16'5"

(4.07m x 4.99m)

Front Driveway

Parking for multiple vehicles

Open-Plan Kitchen / Diner / Chill Area

25'2" x 11'0"

(7.67m x 3.35m)

Study / Home Office

7'10" x 6'1"

(2.39m x 1.85m)

Spa / Hot Tub Room

Ground Floor WC

Integral Double Garage / Music Room

16'8" x 15'11"

(5.09m x 4.84m)

First Floor:

Bedroom One (to wardrobes)

13'5" x 9'10"

(4.09m x 2.99m)

En-suite

Bedroom Two (to wardrobes)

9'11" x 7'10"

(3.01m x 2.39m)

Bedroom Three

8'6" x 11'2"

(2.59m x 3.41m)

Bedroom Four

11'4" x 6'4"

(3.47m x 1.94m)

Bedroom Five

Family Bathroom

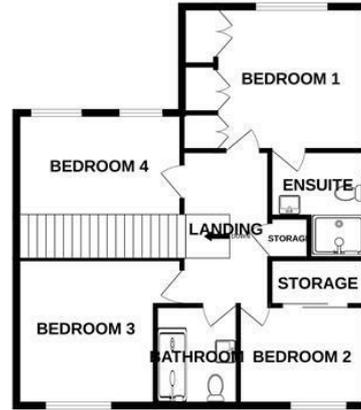
External

Detached Soundproofed Outbuilding / Studio / Cinema Room

GROUND FLOOR  
1523 sq.ft. (141.5 sq.m.) approx.



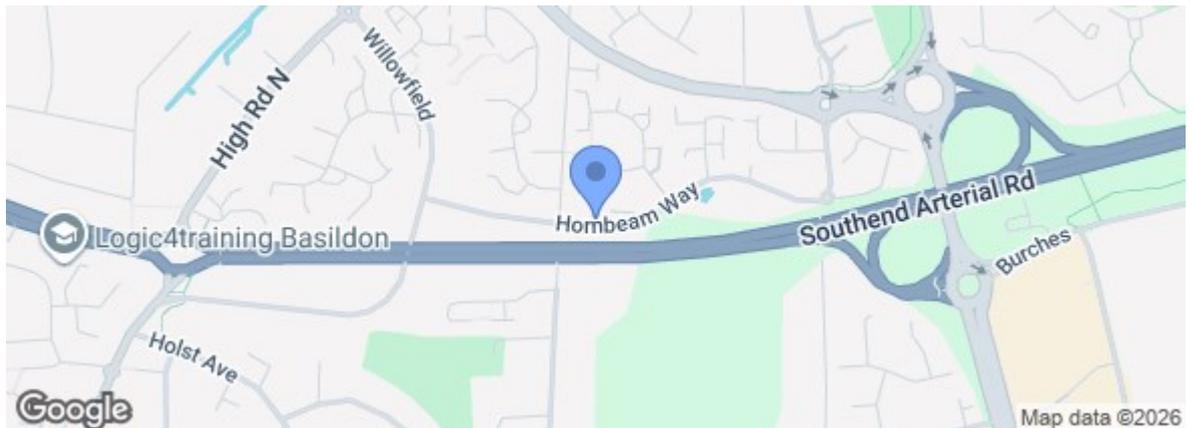
1ST FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 2240 sq.ft. (208.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
		70	76
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			
(1-20) 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.