

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



Latimer Drive, Basildon Offers in the region of £350,000

Aspire Estate Agents Basildon are delighted to offer this charming three-bedroom semi-detached home, ideally situated on the sought-after Buller Road. The property combines spacious living with modern touches, including a beautifully fitted kitchen featuring sleek granite worktops. As you enter through the storm porch into the welcoming entrance hall, you'll find a generous lounge/dining room measuring 18'4" x 12'4" (5.59m x 3.76m), perfect for both relaxing evenings and entertaining guests. The kitchen offers a practical and stylish space, ideal for family cooking and meals.

Upstairs, there are three well-proportioned bedrooms and a bright loft room that enjoys privacy and is completely unoverlooked, providing a versatile space that could serve as a home office or playroom. The modern shower room completes the accommodation, providing a fresh and spacious bathing area.

Outside, the rear garden is a particular highlight, backing directly onto peaceful woodlands which offer tranquility and privacy – an ideal outdoor space for children to play or for summer gatherings. Parking is well catered for with a driveway that can accommodate 2-3 cars, alongside a garage that benefits from a newly fitted roof and door, providing excellent storage or additional secure parking.

The property's location is fantastic for families, being close to several highly regarded schools including Millhouse Primary (Ofsted Good, 0.5 miles), The James Hornsby School (Ofsted Good, 0.9 miles), The Phoenix Primary School (Ofsted Outstanding, 1.0 miles), Merrylands Primary (Ofsted Good, 1.1 miles), and conveniently near Billericay School, a popular choice in the area. For commuters, Laindon Station is just 1.4 miles away, with Basildon and Billericay stations also within easy reach.

This is a wonderful family home in a prime location, ready to move into. Contact Aspire Estate Agents Basildon today to arrange your viewing and avoid missing out on this excellent opportunity.

Storm Porch

Entrance Hall

Lounge/Dining Room: 18'4" x 12'4" (5.59m x 3.76m)

Kitchen: 10'0" x 5'9" (3.05m x 1.75m) with granite worktops

Landing

Bedroom One: 12'4" x 9'1" (3.76m x 2.77m)

Bedroom Two: 11'3" x 5'6" (3.43m x 1.68m)

Bedroom Three: 8'2" x 6'4" (2.49m x 1.93m)

Shower Room: 9'1" x 5'6" (2.77m x 1.68m)

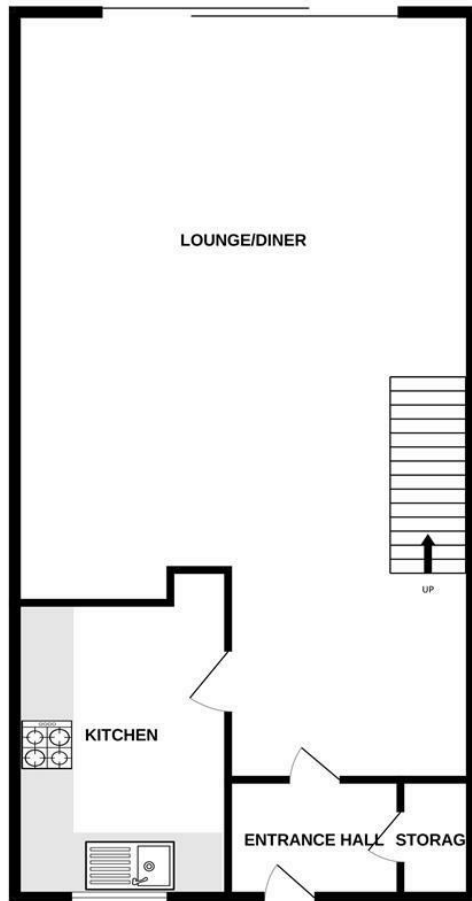
Loft Room (bright and private)

Rear Garden backing onto woodlands

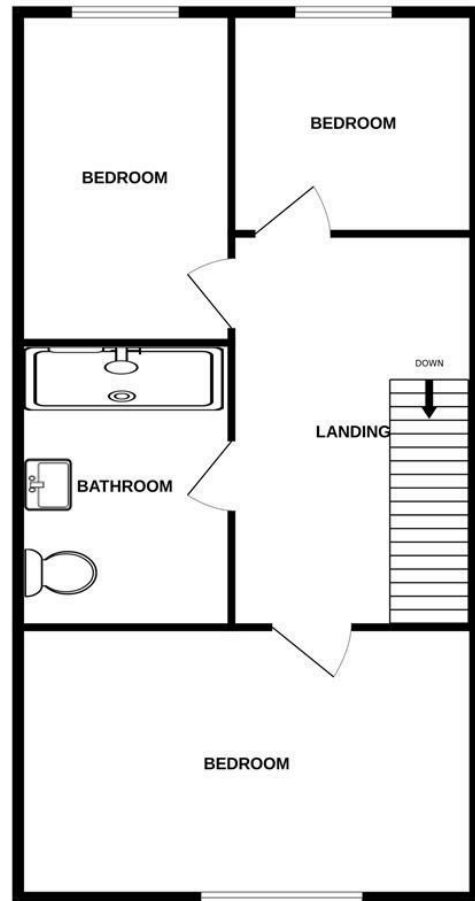
Driveway (space for 2-3 cars)

Garage with new roof and door

GROUND FLOOR

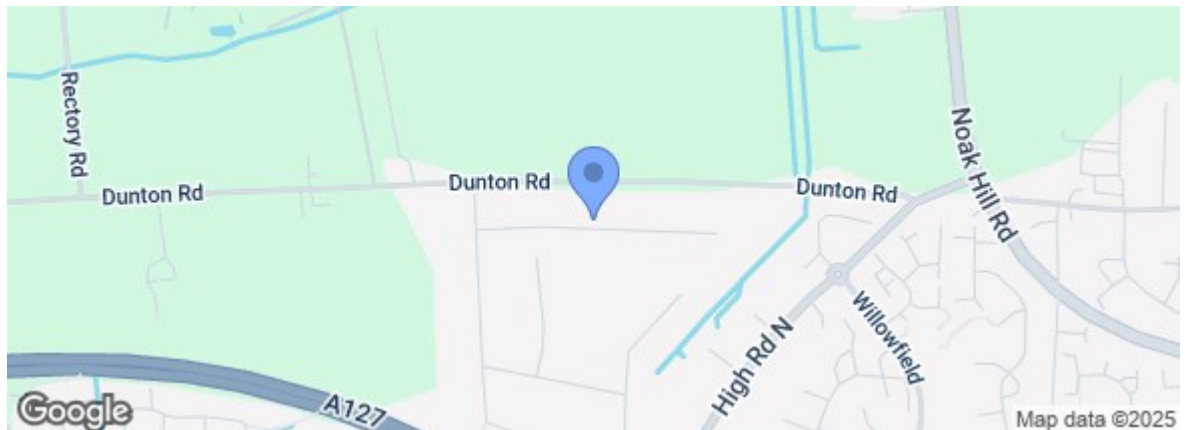


1ST FLOOR



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			
England & Wales		77	81
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			



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.