

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



## **Pound Lane, Basildon Guide Price £750,000 - £800,000**

- Grade II listed property
- Unoverlooked spacious driveway
- Detached annexe with bathroom and kitchen
- Potential for selected furniture to remain
- Contemporary kitchen with LED's
- Gated entrance
- Two reception rooms
- Exposed authentic beams
- Genuine well that is currently boarded
- Transport links to London via the A127

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Aspire is delighted to present this truly unique Grade II listed property. This home, built in 1854, is brimming with character and timeless charm. The main house features four generously sized bedrooms, two elegant lounges, a contemporary kitchen, and a formal dining room—perfect for family gatherings or hosting guests. Additionally, the property includes a versatile annex, complete with a spacious living area, modern kitchen, bedroom, and shower room, offering an ideal space for guests or independent living. Located in a peaceful setting, this home offers a rare opportunity to enjoy both history and modern convenience in one exquisite package.

Lounge

14'2" x 13'3" (4.32 x 4.05 )

Sitting Room

14'2" x 16'4" (4.32 x 05)

Kitchen

14'3" x 8'9" (4.35 x 2.68)

Diner

14'0" x 8'8" (4.29 x 2.65)

Bedroom One

14'7" x 11'5" (4.45 x 3.50)

Bedroom Two

14'4" x 12'9" (4.38 x 3.90)

Bedroom Three

13'1" x 8'8" (3.99 x 2.65)

Bedroom Four

11'1" x 8'9" (3.38 x 2.68)

Annex Living Area

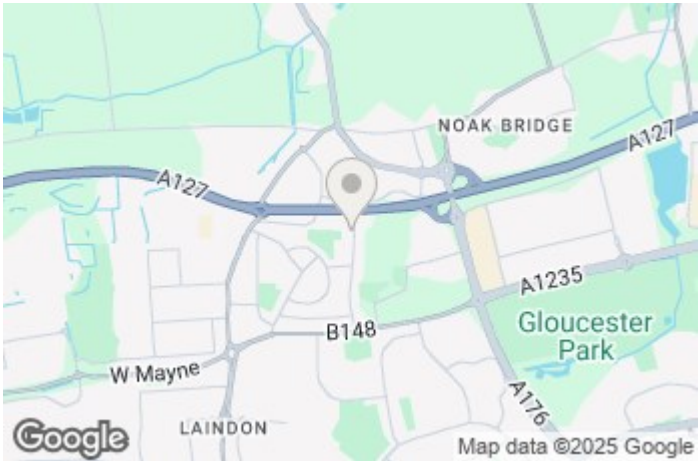
19'5" x 12'5" (5.94 x 3.81)

Annex Kitchen

15'3" x 4'0" (4.66 x 1.24 )

Annex Bedroom

10'0" x 8'5" (3.07 x 2.59)



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	



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