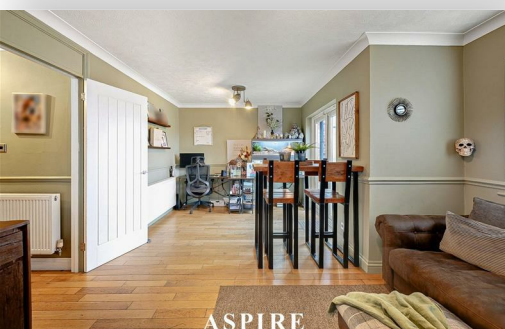
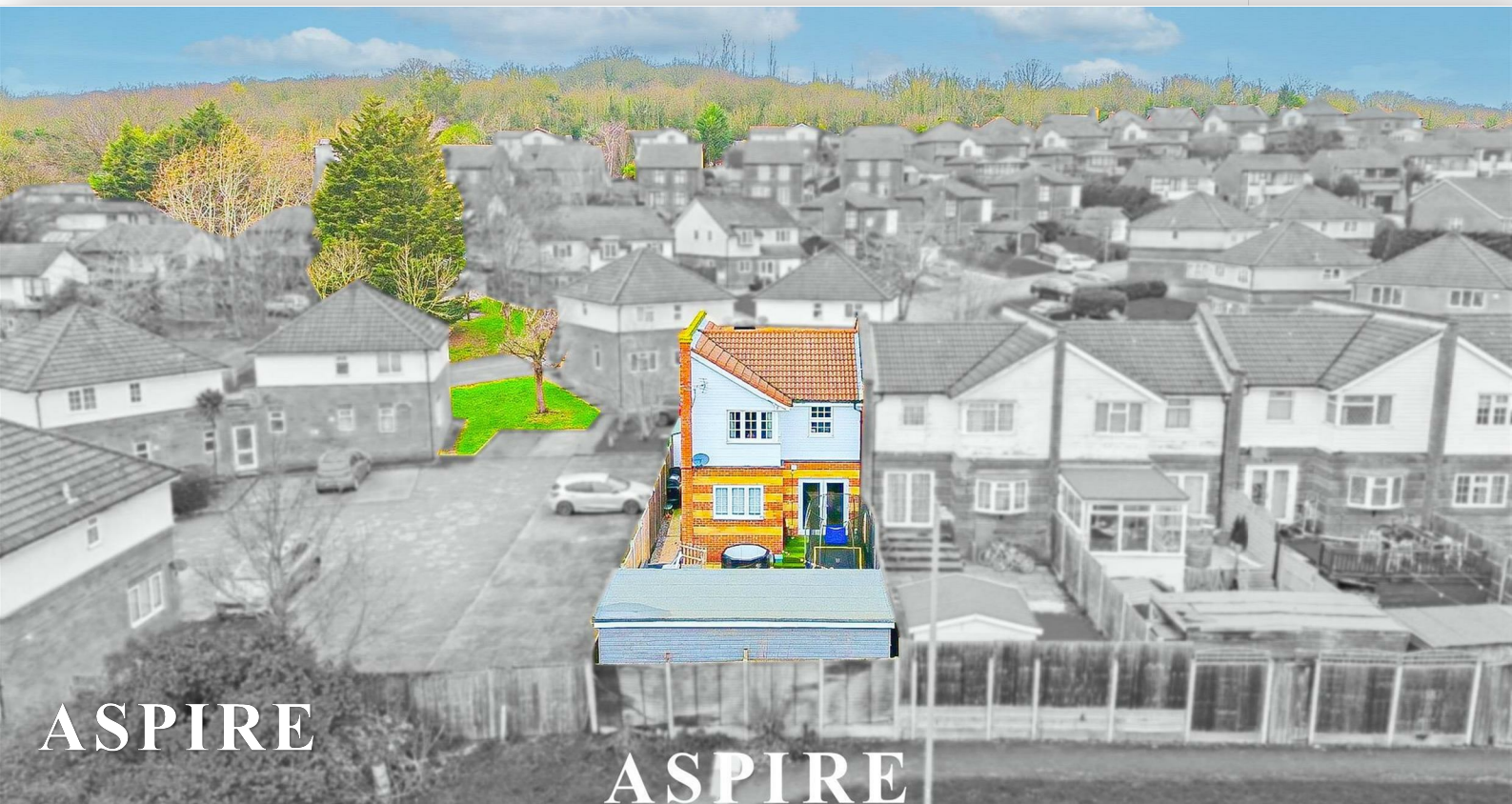


To arrange a viewing contact us  
today on 01268 777400



## Downs Grove, Vange, Basildon, Essex, Asking price £450,000

Aspire Estate Agents Basildon are delighted to present this fantastic four-bedroom end of terrace home, ideally situated in the sought-after Downs Grove.

This impressive property offers generous off-street parking for at least three vehicles, complete with an EV charging point to the front – perfect for modern family living.

Ideally located within easy reach of both Pitsea and Basildon C2C stations, as well as local schools, shops and amenities, this home combines convenience with comfort.

Internally, the property welcomes you with a porch leading into a spacious hallway. The stunning, recently fitted kitchen is fully integrated and offers ample storage space, making it both stylish and practical. The bright and spacious living/dining area provides the perfect setting for entertaining or relaxing with family.

Bedroom four is conveniently located on the ground floor and benefits from a modern ensuite wet room and air conditioning, making it ideal for guests, multi-generational living, or use as a private retreat.

To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom. The bathroom offers a real touch of luxury, featuring a built-in TV and Bluetooth speakers – perfect for unwinding in the bath.

Externally, the rear garden is designed for low maintenance, with a combination of artificial lawn and block paving. A standout feature of this property is the fantastic outbuilding, fully equipped with electrics and a kitchen area. This versatile space is ideal for a home office, gym, children's retreat, or entertaining area.

An exceptional home offering space, style and modern features throughout – early viewing is highly recommended.

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

Outbuilding – 22'11" × 9'5"

Bedroom 1 – 13'4" × 9'11"

Bedroom 2 – 13'4" × 9'5"

Bedroom 3 – 9'3" × 6'2"

Landing – 6'6" × 3'1"

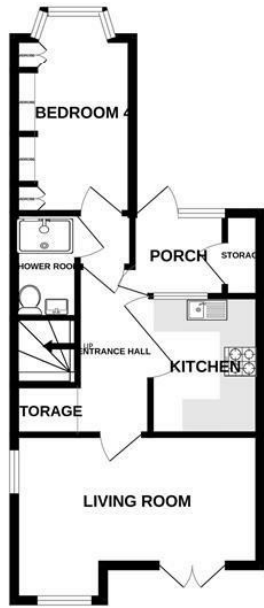
Bedroom 4 – 14'5" × 9'8"

Hall – 9'11" × 3'0"

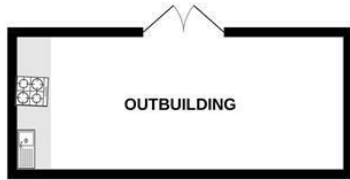
Kitchen – 9'4" × 9'0"

Living Room – 19'6" × 13'1"

GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



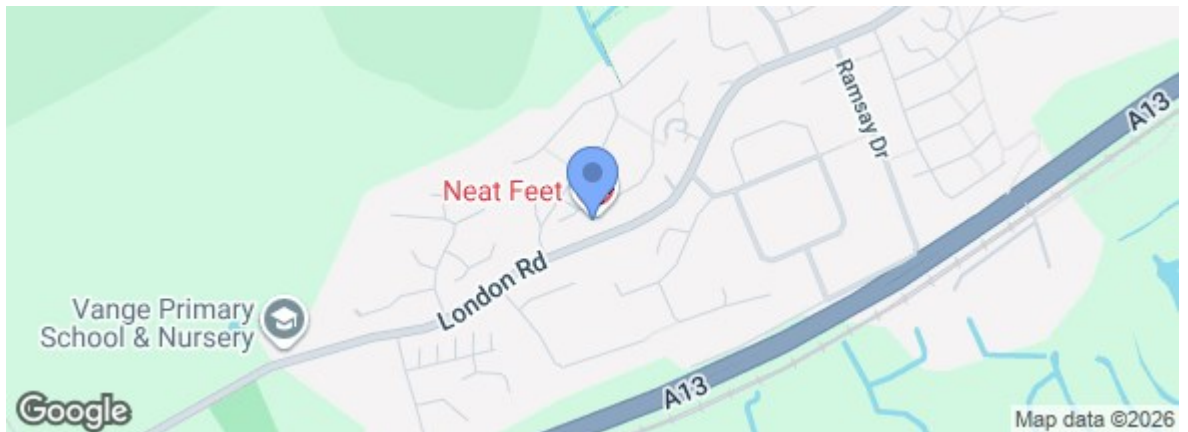
1ST FLOOR  
336 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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.  
Made with Metropix C2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(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.