

To arrange a viewing contact us  
today on 01268 777400



## Howard Crescent, Basildon Guide price £450,000

Aspire Estate Agents are excited to present this extensively extended four-bedroom family home, offered with NO ONWARD CHAIN. Perfectly positioned near local shops, amenities, and direct rail links into London, this property is nestled at the end of a peaceful, family-friendly cul-de-sac, with direct access to the scenic 'Howard Jubilee Park.'

GUIDE PRICE- £450,000-£475,000

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Upon entering, you'll be welcomed by a striking and spacious entrance hall that leads to the main living areas. The generous lounge and dining area create an ideal space for both relaxation and entertaining, flowing seamlessly into the impressive extension that houses the stunning kitchen/reception area.

This expansive kitchen/reception space, part of the recent extension, is both spacious and beautifully maintained. It features ample countertop space and storage, along with a breakfast bar, a seating area, and additional room for further furniture. The room exudes a social atmosphere, bathed in natural light from the large window and double doors that open to the garden.

Additional storage is conveniently provided by two under-stair cupboards.

The first floor features a spacious landing that grants access to two double bedrooms and the main family bathroom. The master bedroom and the second bedroom are both generously sized and come equipped with fitted wardrobes. The family bathroom is elegantly appointed with a washbasin, W/C, and a freestanding bathtub.

On the second floor, a cozy landing area leads to two additional double bedrooms and a shower room. Bedrooms three and four are well-proportioned, and the shower room includes a corner shower, washbasin, and W/C.

Externally, this exceptional home continues to impress with a beautiful rear garden measuring approximately 70 feet in length. The garden begins with a patio area that leads to a larger lawn, featuring a charming bridge over a koi carp pond, which then opens to a further garden area complete with a storage shed and space for a large trampoline.

At the front, the property offers driveway parking and direct access to Howard Jubilee Park, a vast parkland area with tennis courts, a basketball court, and a playground. The quiet cul-de-sac location enhances the family-friendly atmosphere of this home.

Located just a short walk from Pitsea Town Centre, which offers a wide range of shops, amenities, and rail links to London, the convenience of this location is hard to beat. Additionally, the property benefits from excellent transport links, with the A13 just a short distance away.

Dating back to the 1930s, this home blends classic character with luxurious modern finishes. Properties of this size and quality are rare on the market, and internal viewings are highly recommended to truly appreciate the care and attention to detail the current owners have invested in making this home as close to perfect as possible.

Welcoming Entrance Hall-

Lounge/Diner - 7.00m x 4.80m (23'1 x 16')

Kitchen/Reception Area - 7.00m x 3.00m into 2.89m x 2.43m (23' x 9'9 into 9'5 x 8')

Spacious First Floor Landing-

Master Bedroom - 3.69m x 3.00m (12'11 x 10')

Bedroom Two - 3.93m x 3.26m (12'9 x 10'7)

Family Bathroom Suite - 2.46m x 2.39m (8'1 x 7'10)

Second Floor Landing -

Bedroom Three - 3.38m x 3.13m (11'11 x 10'3)

Bedroom Four - 2.95m x 2.52m (9'7 x 8'3)

Shower Room - 1.98m x 1.19m (6'6 x 3'11)

Stunning Rear Garden - Approx 70' In Length

Tenure- Freehold.

Council Tax Band- D.

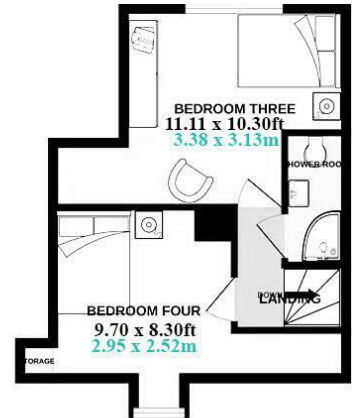
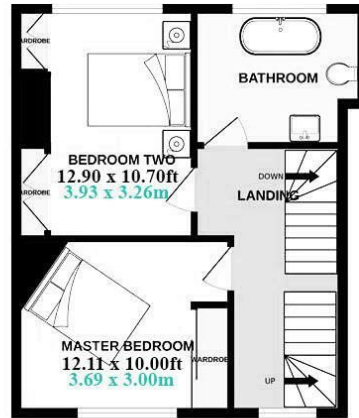
Amount £2051.10 approx.

Approx total size of property- 1,475 sq ft

GROUND FLOOR

1ST FLOOR

2ND FLOOR



# ASPIRE

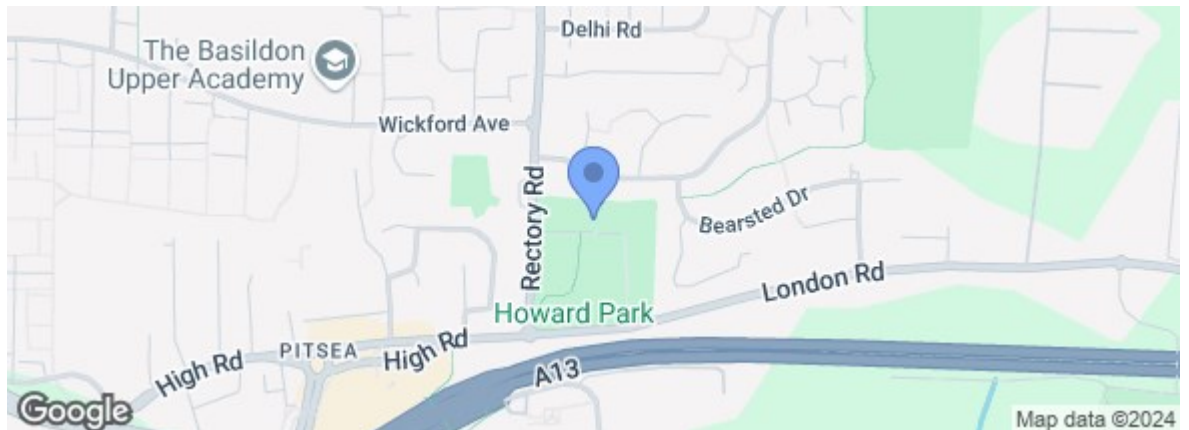
ESTATE AGENTS

## HOWARD CRESCENT BASILDON

🏠 x4 🚿 x2

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 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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