

To arrange a viewing contact us  
today on 01268 777400



## Winifred Road, Basildon Guide price £400,000

GUIDE PRICE £400,000 - £425,000

Aspire is excited to present this stunning three-bedroom end of terrace family home, beautifully decorated and upgraded throughout, including a thoughtfully designed rear extension. Impeccably maintained, this home offers a perfect combination of style, comfort, and modern convenience.

Upon entering, the spacious hallway leads into a generous lounge, ideal for both relaxation and entertaining. The bright dining area is perfect for family meals, while the sleek, modern kitchen boasts integrated appliances, ample storage, and a stylish breakfast bar for casual dining.

Upstairs, the home offers three large double bedrooms, each with plenty of storage, modern shower room, adding a touch of luxury to your daily routine.

The property also benefits from a large, well-maintained garden—perfect for outdoor dining, gardening, or simply relaxing. As it sits on a substantial corner plot, the home offers significant potential for further extension, subject to planning permission (STP). An additional bonus is the insulated summerhouse, complete with power and lighting, which can be used as a home office, gym, or hobby space.

This home is a true credit to the current owners, who have invested great care and attention to detail, creating a beautiful, comfortable space ready for its next family to enjoy.

Located conveniently close to the A13, A127, and A130, and within walking distance of Pitsea town centre and train station, this property is ideally placed for commuting. Families will appreciate its proximity to local schools, including Northlands Infant School & Nursery.

This is a rare opportunity to own a home that combines immaculate presentation, thoughtful design, and the potential for future growth.

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

Lounge - (19.11 x 11.60)

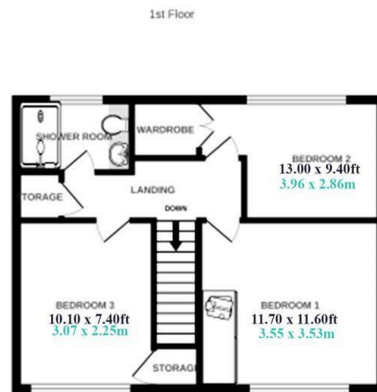
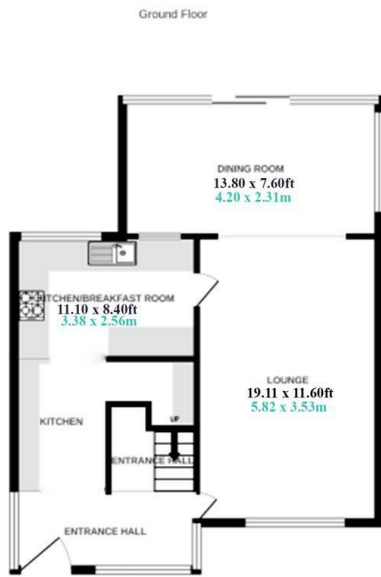
Dining room - (13.80 x 7.60)

Kitchen/breakfast room - (11.10 x 8.40)

Bedroom 1 - (11.70 x 11.60)

Bedroom 2 - (13.0 x 9.40)

Bedroom 3 - (10.10 x 7.40)



7 BUILDING

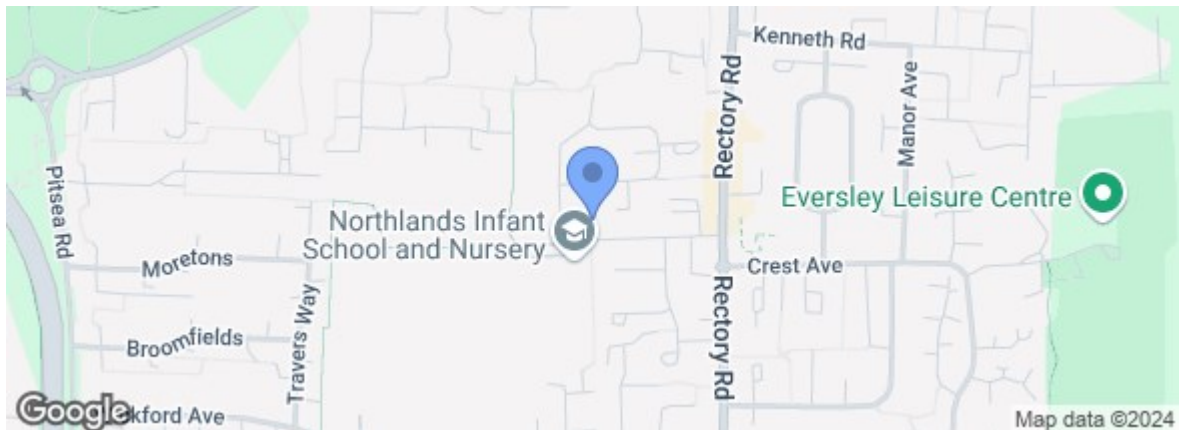
# ASPIRE

ESTATE AGENTS

## WINIFRED ROAD BASILDON

x3 x1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		69
(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	



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.