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today on 01268 777400**



## **Little Charlton, Basildon Guide price £350,000**

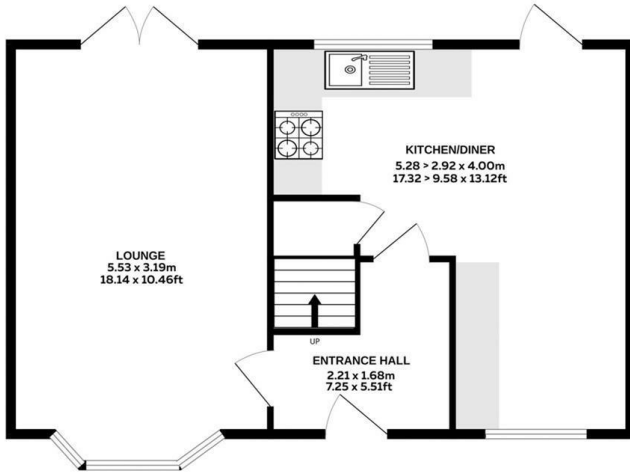
Guide Price £350,000 - £400,000 Aspire Estate Agents Basildon are pleased to offer this spacious 3-bedroom semi-detached property, with the potential to extend STPP. The property boasts a detached garage, ample street parking, and an open-plan kitchen/diner and lounge area, creating a perfect space for family living. French doors lead out to the large rear garden, offering plenty of room for outdoor activities and further development. Additionally, there is a separate outbuilding currently being used as a bar, providing further versatile space.

The property is ideally situated in a sought-after location, close to local amenities, schools, and transport links. It is within walking distance of Eversley Primary School (Ofsted: Good), Northlands Primary School and Nursery (Ofsted: Good), and The Basildon Upper Academy (Ofsted: Good), making it perfect for families.

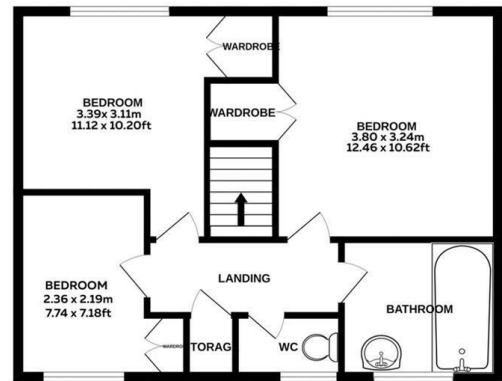
In terms of transport, Pitsea Station is just 0.8 miles away, offering easy access to London and beyond, while Basildon Station and Benfleet Station are also nearby, providing additional transport options. This property offers great potential for expansion and personalization, making it an exciting opportunity for prospective buyers.



GROUND FLOOR



1ST FLOOR



**ASPIRE**  
ESTATE AGENTS  
**LITTLE CHARLTON**  
**PISTEA**  
x3 x1

| 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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