

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



ASPIRE



Pattiswick Square, Basildon Guide price £300,000

Aspire Estate Agents Basildon are delighted to present this well-maintained and deceptively spacious two-bedroom home, ideally situated in a sought-after location with excellent access to local amenities, transport links, and schooling. Offering a practical layout with modern touches, this property is perfect for first-time buyers, young families, or those looking to downsize. Guide Price: £300,000 - £325,000

Tenure: Freehold
Council Tax Band: B
Guide Price: Upon Request

This property combines convenience, comfort, and location—viewings are highly recommended to fully appreciate all that it has to offer.

Upon entry, you are welcomed by a bright and inviting hallway that leads directly into the heart of the home. The well-equipped kitchen, measuring an impressive 16'8" x 8'1", features a range of modern units and appliances, perfect for those who enjoy cooking and entertaining. This space flows effortlessly into the open plan lounge/diner (19'4" x 10'10"), creating a comfortable and sociable environment for relaxing or hosting guests.

Upstairs, the property offers two generously sized bedrooms. The primary bedroom (16'4" x 8'9") benefits from excellent proportions and built-in storage, while the second bedroom (11'2" x 10'6") is equally spacious, making it ideal for children, guests, or use as a home office. The first floor is completed by a well-appointed shower room (6'9" x 4'7") featuring contemporary fixtures and fittings.

Externally, the rear garden offers a paved seating area that leads to a neatly maintained lawn—an ideal setting for outdoor entertaining, play, or relaxing in the warmer months. To the front, the property benefits from off-street parking for added convenience.

Room Measurements

Lounge / Dining Room: 19'4" x 10'10"

Kitchen: 16'8" x 8'1"

First Floor Landing: 8'0" x 5'6"

Primary Bedroom: 16'4" x 8'9"

Bedroom Two: 11'2" x 10'6"

Shower Room: 6'9" x 4'7"

Location Highlights

This home is ideally placed within the catchment area for the well-regarded Willows Primary School and is just a short stroll from Fryth Field—perfect for families and nature lovers. Commuters will appreciate the quick access to Basildon Station, offering direct routes into London. Basildon Shopping Centre, with its wide range of retail and dining options, is within walking distance, while Festival Leisure Park is also nearby for further leisure and entertainment.



Energy Efficiency Rating	
	Current
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 ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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