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today on 01268 777400**



ASPIRE



Britten Close, Basildon Guide price £350,000

Aspire Estate Agents Basildon are pleased to present this beautifully maintained two-bedroom end of terrace family home, ideally situated within close proximity to Laindon C2C Station, offering convenient access to London Fenchurch Street. This delightful property is presented to a high standard throughout and is perfect for first-time buyers, young families, or anyone seeking a move-in ready home in a sought-after location.

Upon entering, you are welcomed by a spacious porch with porcelain tiled flooring and double-glazed windows to the front and sides, leading into a bright entrance hall featuring a staircase with contemporary glass panelling, under-stairs storage, and further porcelain tiled flooring. The ground floor offers a generous dual-aspect lounge/diner measuring 5.92m x 3.00m (19'5" x 9'10"), complete with a feature log burner, bay window to the front, additional window and French doors to the rear, all allowing natural light to flood the space. The kitchen, measuring 2.92m x 1.93m (9'7" x 6'4"), is fitted with a range of base and eye-level units, an inset sink drainer with mixer tap and instant hot water tap, integrated oven with extractor, space for appliances, and complementary splashbacks.

Upstairs, the first-floor landing offers access to a storage cupboard housing the boiler and leads to two well-proportioned bedrooms. The master bedroom measures 4.04m x 3.12m (13'3" x 10'3") and benefits from a double-glazed window overlooking the rear garden and a smooth ceiling. Bedroom two is 4.06m x 1.83m (13'4" x 6'0") and features two front-facing double-glazed windows, built-in storage, and loft access. The luxury shower room, measuring 1.96m x 1.88m (6'5" x 6'2"), is finished to an excellent standard, comprising a walk-in shower with wall-mounted fixture and inset bottle niches, a vanity wash hand basin with mixer tap and storage beneath, an integrated WC, a heated towel rail, full-length mirror, tiled walls and flooring,

Entrance via Entrance Door to:

Porch

Double glazed windows to the front and sides, porcelain tiled flooring, and UPVC door leading to:

Entrance Hall

Double glazed window to the front, staircase to the first floor featuring glass panel balustrade, under-stairs storage cupboard housing the consumer unit, radiator, porcelain tiled flooring, and smooth ceiling. Doors leading to:

Lounge/Dinner

5.92m x 3.00m (19'5" x 9'10")

Spacious dual-aspect room with a double glazed bay window to the front, double glazed window and French doors to the rear providing access to the garden. Features include a log burner, radiator, porcelain tiled flooring, and a smooth ceiling.

Kitchen

2.92m x 1.93m (9'7" x 6'4")

Double glazed window to the front, range of base level units and drawers with worktops above, inset sink drainer with mixer tap and instant hot water tap, integrated oven with extractor hood over, space for additional appliances, matching eye-level cupboards, wood flooring, tiled splashbacks, and a textured ceiling.

First Floor Landing

Built-in storage cupboard housing the boiler, smooth ceiling, and access to all first floor rooms.

Master Bedroom

4.04m x 3.12m (13'3" x 10'3")

Double glazed window to the rear, radiator, and smooth ceiling.

Bedroom Two

4.06m x 1.83m (13'4" x 6'0")

Two double glazed windows to the front, loft access, built-in storage cupboard, radiator, and smooth ceiling.

Shower Room / WC

1.96m x 1.88m (6'5" x 6'2")

Obscure double glazed window to the rear. Modern suite comprising a walk-in shower with wall-mounted shower fitting and built-in bottle niches, vanity wash hand basin with mixer tap and under-unit storage, integrated WC with push flush, heated towel rail, full-length mirror, tiled flooring, fully tiled walls, smooth ceiling with inset spotlights, and extractor fan.

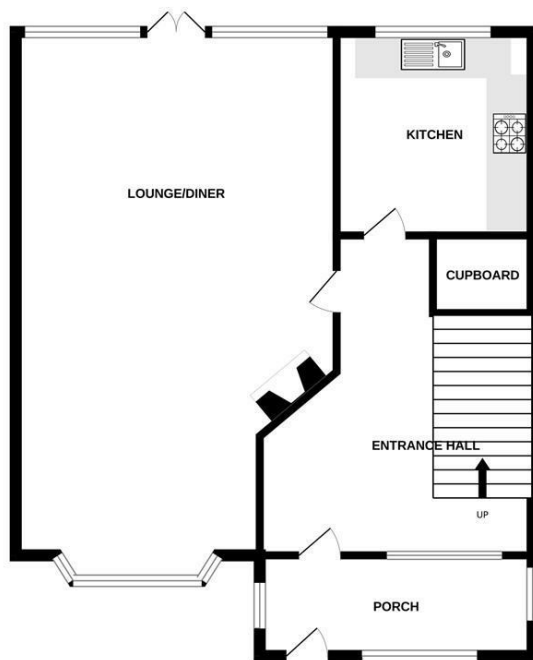
Rear Garden

Commencing with a patio area leading to a pathway toward the rear, low-maintenance artificial lawn, raised decking with pergola, shed to remain, and a covered storage area.

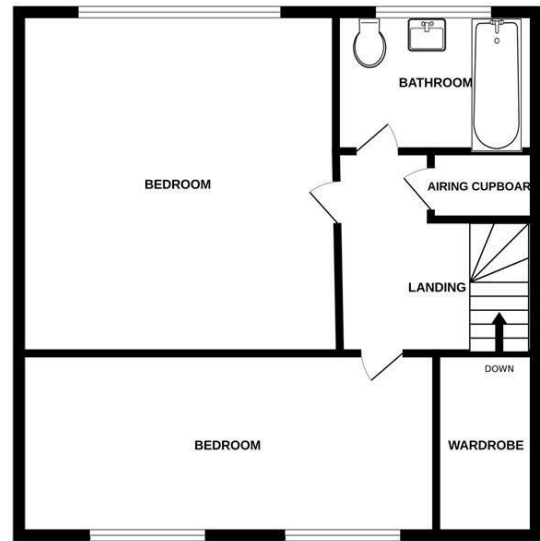
Carport

Located to the side of the property, offering off-street parking.

GROUND FLOOR

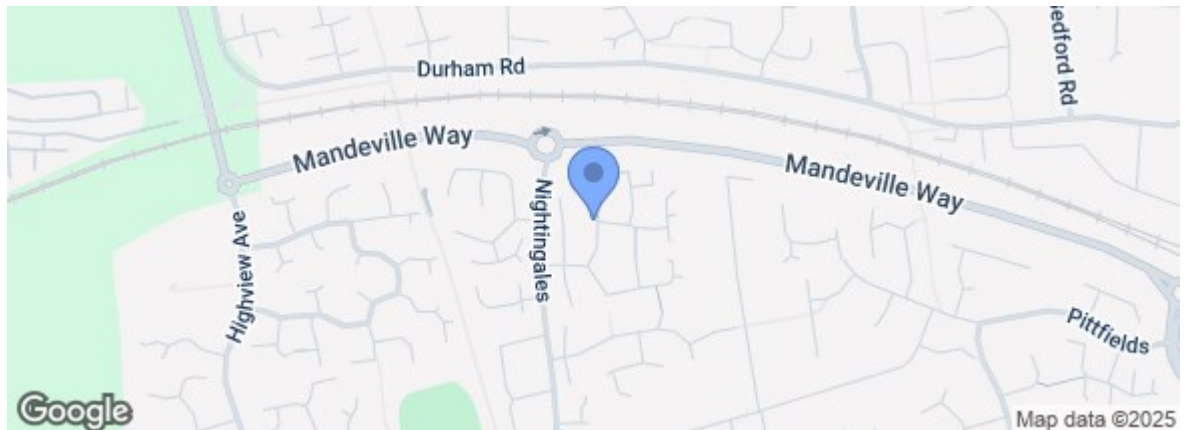


1ST FLOOR



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 ₂) Rating		Current	Potential
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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