

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



## Daltons Fen, Basildon Guide price £270,000

Aspire Estate Agents Basildon are proud to present this delightful three-bedroom staggered terraced home, ideally located in the sought-after Daltons Fen area. Offering the perfect balance of space, comfort, and convenience, this property is a fantastic opportunity for first-time buyers, growing families, or anyone seeking a versatile and well-presented home.

As you step inside, you're welcomed by a spacious and well-equipped fitted kitchen, ideal for everyday cooking or entertaining guests. To the rear, a bright and airy conservatory provides an additional living area and opens out to a beautifully maintained, south-facing rear garden. This outdoor space is perfect for relaxing in the sunshine, enjoying family time, or hosting summer gatherings.

Upstairs, the home offers three generously sized bedrooms, each providing comfortable accommodation and flexibility for family living, guests, or even a home office. The family bathroom is modern and functional, complementing the overall practical layout of the home.

Outside, you'll find ample off-street parking to the rear, offering both secure parking and additional storage. This home also benefits from excellent local transport links, with Pitsea Station just 1.3 miles away, and both Basildon and Wickford Stations within easy reach at 2.5 miles.

Families will also appreciate the nearby selection of well-regarded schools, including Briscoe Primary School & Nursery Academy and Felmore Primary School, both just 0.2 miles away. Eversley Primary School (0.5 miles) and Northlands Primary School and Nursery (0.6 miles) are also close by, all rated 'Good' by Ofsted.

This wonderful home offers a rare combination of space, location, and quality, making it a must-see for anyone looking to settle in this popular part of Basildon. Don't miss the chance to make this lovely property your forever home—contact Aspire Estate Agents Basildon today to arrange your viewing.

#### Downstairs

##### Kitchen:

3.18m x 4.23m | 10.43ft x 13.88ft

##### Cupboard / Storage:

2.49m x 0.99m | 8.17ft x 3.25ft

##### Hallway:

1.77m x 1.10m | 5.82ft x 3.61ft

##### Living Room:

3.17m x 4.26m | 10.40ft x 13.98ft

##### Conservatory:

2.58m x 3.80m | 8.46ft x 12.47ft

#### Upstairs

##### Landing:

1.79m x 3.06m | 5.87ft x 10.04ft

##### Bedroom 1:

2.25m x 1.72m | 7.38ft x 5.64ft

##### Bedroom 2:

3.15m x 2.32m | 10.34ft x 7.61ft

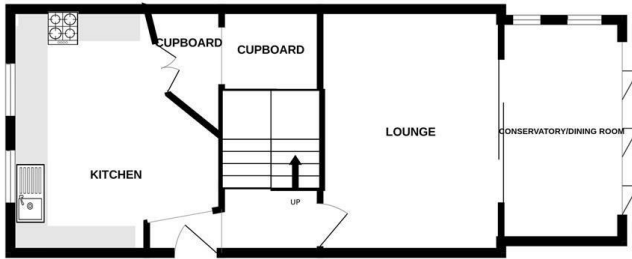
##### Bathroom:

0.94m x 1.16m | 3.08ft x 3.81ft

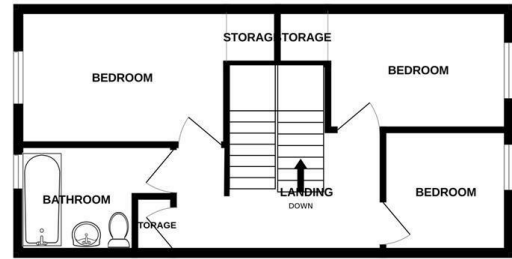
##### Bedroom 3:

3.18m x 2.31m | 10.43ft x 7.58ft

GROUND FLOOR

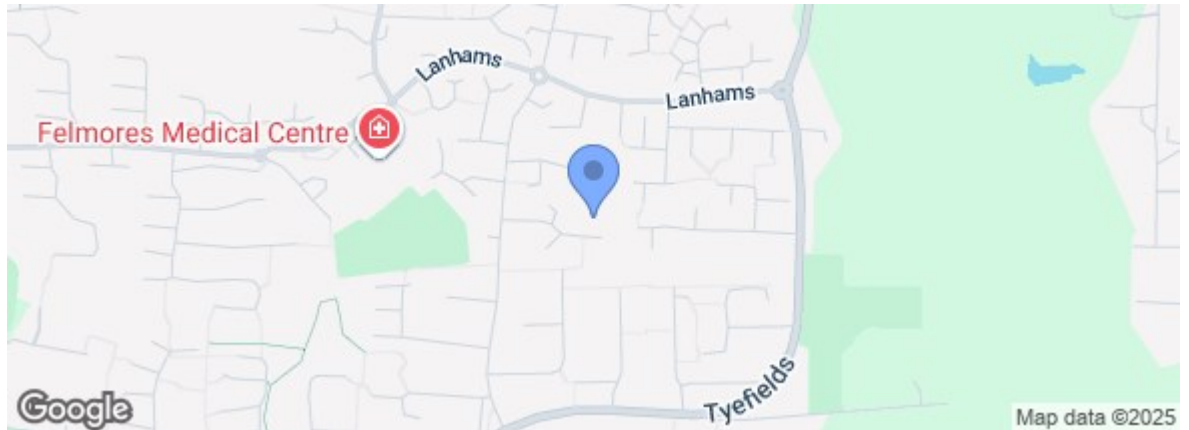


1ST FLOOR



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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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.