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today on 01268 777400*



## French Close, Basildon £2,500 Per month

**WATCH THE MARKETING VIDEO** - Aspire Estate Agents Basildon are delighted to present this immaculately maintained and well-proportioned three-bedroom detached house, situated in the highly sought-after Redrow development. Offering generous living space, this modern family home boasts three double bedrooms, three bathrooms, and two reception rooms—ideal for families or those in need of extra space.

Maintained to an exceptional standard, the property benefits from a private, south-facing garden that is not overlooked, ensuring both privacy and tranquillity. A standout feature is the hot tub, which is included with the property—perfect for unwinding in your own outdoor retreat.

Additional features include a detached garage, off-street parking, and an electric vehicle charging point, offering convenience and practicality. The well-appointed kitchen/dining room and ground floor cloakroom make entertaining effortless, while the recently refurbished en-suite in the master bedroom adds a touch of luxury. The home is also fully double-glazed throughout.

Ideally located, this property offers easy access to Basildon University Hospital, the town centre, and the mainline train station (C2C Line), making it an excellent choice for commuters. The vendors are relocating abroad, presenting a great opportunity for a smooth and efficient purchase.

families will appreciate the proximity to well-regarded local schools, including Chapel Hill Primary School & Ny, Lee Chapel Primary School (Ofsted: Outstanding), and St Anne Line Catholic Junior School (Ofsted: Good). With additional transport links via Laindon and Pitsea Stations, this home is perfectly positioned for convenience.

#### Entrance Hall

A welcoming entrance hall providing access to the ground floor accommodation.

#### Ground Floor W/C

Conveniently located, the ground floor W/C includes essential fittings.

#### Living Room (4.67m x 3.38m / 15' 4" x 11' 1")

A spacious living room offering ample natural light, ideal for family gatherings and relaxation.

#### Kitchen/Dining Room (5.64m x 3.7m / 18' 6" x 12' 2")

A generously sized open-plan kitchen/dining area, perfect for modern family living and entertaining.

#### Stairs Leading To First Floor

Staircase providing access to the first floor, leading to the bedrooms and family bathroom.

#### Bedroom One (3.6m x 3.43m / 11' 10" x 11' 3")

A well-proportioned master bedroom with ample space for furniture and natural light.

#### En-Suite

An en-suite bathroom attached to Bedroom One, offering convenience and privacy.

#### Bedroom Two (3.48m x 3.35m / 11' 5" x 11' 0")

A spacious second bedroom, perfect for family members or guests.

#### Family Bathroom

A modern family bathroom with essential fixtures and fittings.

#### Bedroom Three (3.56m x 2.18m / 11' 8" x 7' 2")

A comfortable third bedroom, suitable for a variety of uses.

#### Garage

A single garage providing secure storage or parking space.

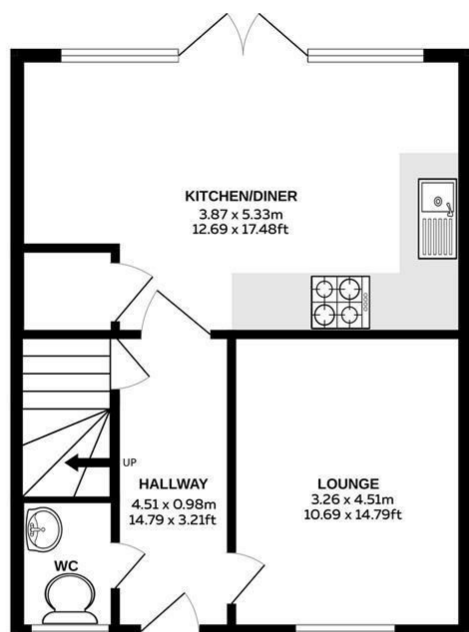
#### Driveway

A driveway offering off-street parking for multiple vehicles.

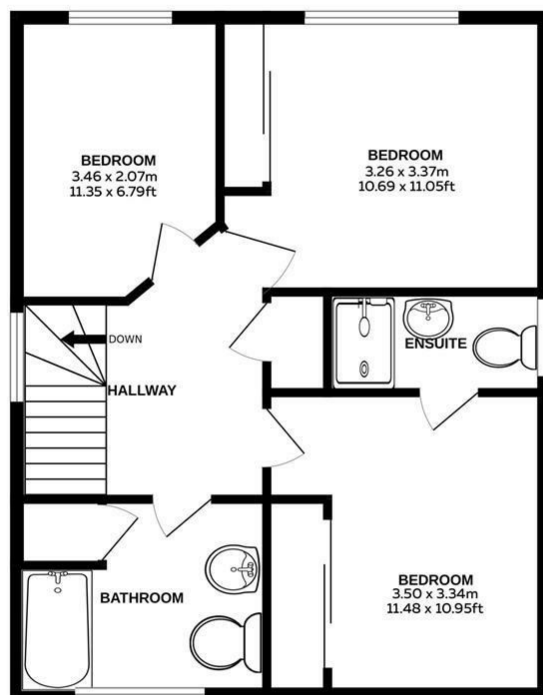
#### EV Charging Point

The property is equipped with an electric vehicle (EV) charging point, offering convenience for electric car owners.

GROUND FLOOR



1ST FLOOR



**ASPIRE**  
ESTATE AGENTS  
**FRENCH CLOSE**  
**LANGDON HILLS**  
🏠 x3 🚗 x3

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	94
(81-91) <b>B</b>	84
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



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