

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



Little Bentley, Basildon Guide price £325,000

Aspire Estate Agents Basildon are delighted to bring to the market this spacious and well-presented three-bedroom family home, ideally positioned in the ever-popular Fryerns area of Basildon. This fantastic property offers generous living accommodation throughout and is perfectly suited to modern family life. Guide Price £325,000 - £350,000

Conveniently located within close proximity to a selection of highly regarded local schools, Gloucester Park, and Festival Leisure Park, the home also benefits from excellent transport connections. Basildon Train Station and the town centre are just a short distance away, with both the A13 and A127 easily accessible—making this an ideal choice for commuters.

Internally, the property features a spacious living area, well-proportioned kitchen, and three good-sized bedrooms. The home also offers potential to extend (subject to planning permission), making it an excellent long-term investment for growing families.

Externally, the property boasts a generous rear garden, perfect for outdoor entertaining or family activities, and a private driveway offering off-street parking.

This is a wonderful opportunity to secure a home in a sought-after location with plenty of scope to add value.

Property Features

Entrance

Welcoming wood-panelled front door with glass side panels, opening into:

Entrance Hall – 8'11 x 5'9 (2.72m x 1.75m)

A bright entrance hallway with radiator, carpet flooring, and stairs rising to the first floor. Provides access to:

Kitchen – 14'1 x 7'1 (4.29m x 2.16m)

Modern fitted kitchen with a range of wall and base units, roll edge work surfaces, and a stainless steel sink with drainer. Features a five-point gas hob with extractor hood, built-in electric oven, under-stairs storage cupboard, and space for appliances. Tiled flooring throughout. Rear door leads directly to the garden and window overlooks the rear aspect.

Living Room – 23'10 x 11'8 (7.26m x 3.55m)

A spacious and light-filled dual-aspect lounge with double glazed windows to both front and rear. Two radiators and carpet flooring complete this generous living space.

First Floor

Landing – 5'9 x 7'8 (1.75m x 2.34m)

Carpet flooring, loft access, and doors to all first floor rooms.

Separate WC – 6'8 x 2'5 (2.03m x 0.74m)

Low-level WC, wall-mounted hand basin, and tiled walls and flooring. Double glazed window to rear.

Bathroom – 6'8 x 4'7 (2.03m x 1.40m)

Panelled bath with overhead shower system, wall-mounted hand basin, radiator, and complimentary tiling to walls and floor. Window to rear.

Bedroom One – 12'9 x 10'1 (3.88m x 3.07m)

A well-proportioned double bedroom with front-facing double glazed window, radiator, and carpet flooring.

Bedroom Two – 10'2 x 10'2 (3.10m x 3.10m)

Double glazed window overlooking the rear garden, built-in storage cupboard, radiator, and carpet flooring.

Bedroom Three – 8'9 x 7'7 (2.66m x 2.31m)

Front aspect double glazed window, built-in storage, radiator, and carpet flooring.

External Features

Rear Garden

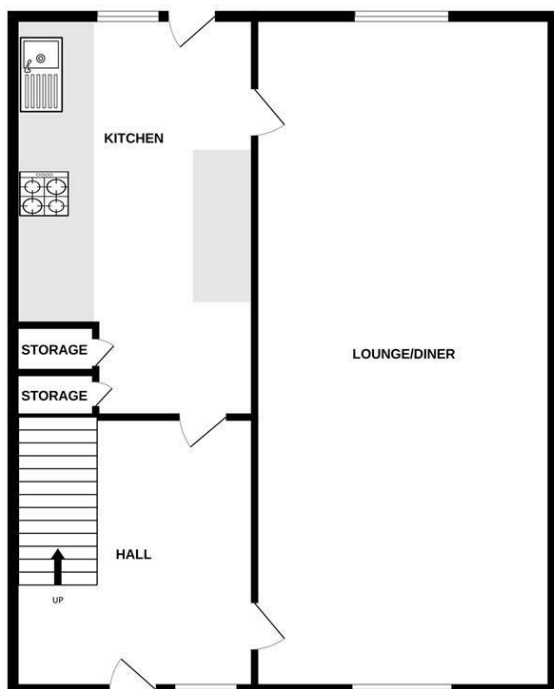
A well-sized garden, mainly laid to lawn, with a central pathway leading to two storage sheds at the rear. Ideal

for families or outdoor entertaining.

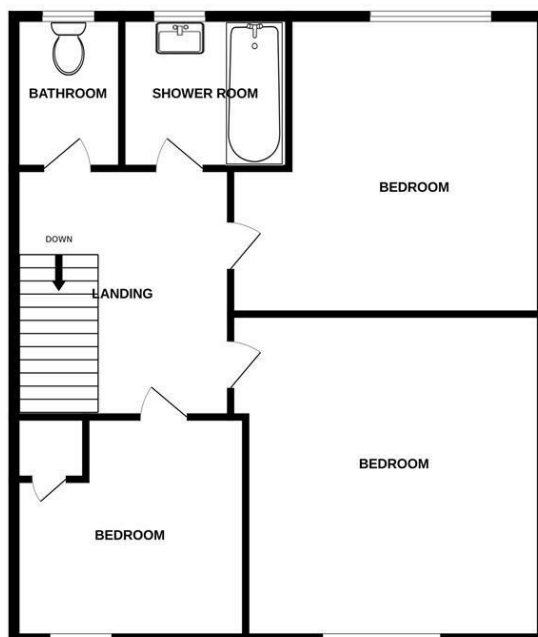
Front of Property

Attractive block-paved driveway providing off-street parking for two vehicles.

GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



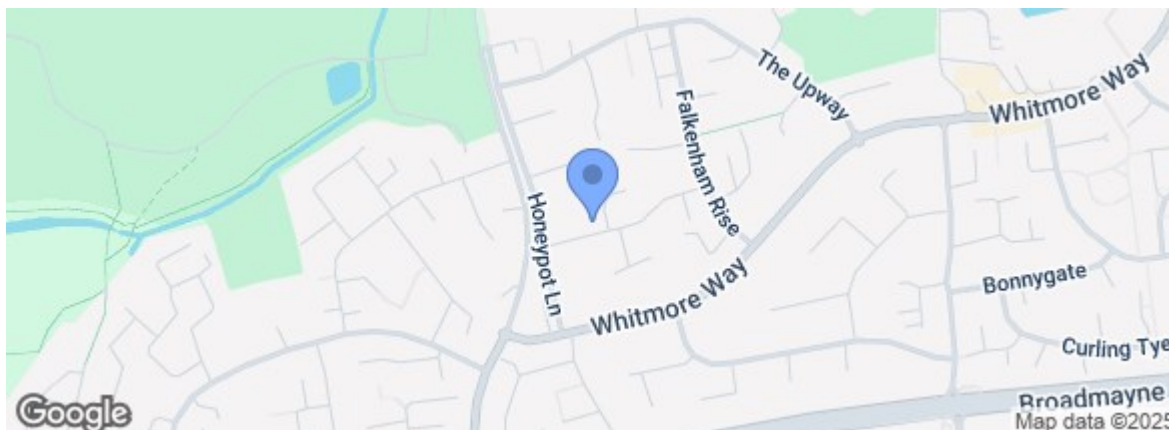
1ST FLOOR
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 1996 sq.ft. (185.4 sq.m.) approx.

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 (1-10) G	87
	72
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 (1-10) G	
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.