



Wash Road, Basildon SS15 4AZ
Guide price £1,100,000

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Annexe
General Description
A self-contained annexe ideal for independent living. This thoughtfully designed space offers open-plan living with designated lounging, dining, and study zones. It includes a fully fitted kitchen, two cozy bedrooms, and a modern shower room. Outdoor access is provided by French doors to a front patio and a rear door to a private, south-facing courtyard featuring a raised-edge vegetable patch and a small shed.

Open Plan Living Area
26'8" x 18'6" (8.13m x 5.64m)
Bright and spacious, with French doors to the front patio, additional side windows, and a glazed rear door leading to the courtyard. Carpeted throughout with wall-mounted electric heaters and built-in storage, including space for an electric water heater. An internal phone system connects to the main house.

Kitchen
9'11" x 7'9" (3.02m x 2.36m)
Fitted with stylish beech wood-effect units, integrated dishwasher, eye-level electric oven, electric hob with extractor fan, freestanding fridge/freezer, and washing machine. Features metro wall tiles, tiled flooring, and a window overlooking the rear aspect.

Indoor Swimming Pool
38'11" x 19'2" (11.86m x 5.84m)
Heated indoor pool with changing room and shower facilities. Recently upgraded heating system. French doors lead to a private sun deck with a covered hot tub, ideal for year-round relaxation.

Main House
Entrance Hall
Welcoming space with elegant tiled flooring and built-in low-level cupboards. Half-glazed double doors lead to the next room.

Inner Hall
Carpeted with a staircase to the first floor. Features a decorative radiator cover and access to the reception rooms and kitchen/breakfast room.

Main Reception Room
21'2" x 10'10" (6.45m x 3.3m)
Features a front box bay window, additional side window, and a stone open fire. Carpeted with radiators throughout.

Second Reception Room
18'3" x 10'10" (5.56m x 3.3m)
Carpeted with built-in storage, radiators, and French doors to the next area.

Conservatory
19'4" x 16'0" (5.89m x 4.88m)
P-shaped with a solid roof and integrated downlights. Tiled flooring, radiators, and French doors opening to the rear garden.

Kitchen/Breakfast Room
15'3" x 10'10" (4.65m x 3.3m)
Features white wall and base units, a central island, electric range cooker, extractor hood, and freestanding dishwasher. Bay window to the front and side window above a composite sink.

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Utility Room
9'11" x 7'2" (3.02m x 2.18m)
With fitted units, stainless steel sink, space for laundry appliances, built-in pantry, boiler cupboard, and stable door to the garden.

Bathrooms
Family Bathroom
7'6" x 6'7" (2.29m x 2.01m)
Luxurious four-piece suite including Jacuzzi bath, corner shower, vanity unit, back-to-wall W.C., heated towel radiator, and feature tiled splashback.

Shower Room 1
5'1" x 5'1" (1.55m x 1.55m)
Fully tiled with a shower cubicle, pedestal hand basin, low-level W.C., and chrome towel radiator.

Shower Room 2
8'0" x 5'7" (2.44m x 1.7m)
Features a corner shower, pedestal basin, macerator W.C., mosaic tile-effect flooring, white towel radiator, and a rear aspect window.

Bedrooms
Bedroom One (Main House)
13'1" x 11'0" (3.99m x 3.35m)
Dual-aspect windows, sliding door wardrobes, carpeted flooring, and radiator.

Bedroom Two (Main House)
10'10" x 10'4" (3.3m x 3.15m)
Dual-aspect with side and rear windows, radiator, and carpet.

Bedroom Three
10'10" x 8'0" (3.3m x 2.44m)
Side window, radiator, and carpeted flooring.

Bedroom Four
10'10" x 7'7" (3.3m x 2.31m)
Front aspect window, radiator, and carpet.

Bedroom One (Annexe)
9'9" x 7'8" (2.97m x 2.34m)
Built-in wardrobe, rear window, carpeted, and wall-mounted electric heater.

Bedroom Two (Annexe)
10'4" x 8'4" (3.15m x 2.54m)
Dual-aspect, loft access, electric heater, and carpet.

Landing
A part-galleried landing with French doors leading to a balcony overlooking the lawn. Carpeted flooring and access to a large loft space, mostly boarded with lighting and a ladder.

Property Grounds
Secure electric gates open onto a sweeping gravel carriage driveway with a semi-circular lawn, conifers, water feature, and mature trees. Extensive parking, paved rear patio, and sunlit south-facing lawn wrap around the centrally positioned home, offering a serene and private setting.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A1 (91-100)			A1 (91-100)		
A2 (81-90)			B (61-80)		
B (71-80)			C (51-60)		
C (61-70)			D (41-50)		
D (51-60)			E (31-40)		
E (41-50)			F (21-30)		
F (31-40)			G (11-20)		
G (21-30)			Not environmentally friendly - higher CO ₂ emissions		
H (11-20)					
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	