

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



## **Buller Road, Basildon Guide price £375,000**

\*\*\*Guide Price £375,000-£425,000\*\*\*

Aspire Estate Agents Basildon are delighted to present this beautifully maintained three-bedroom semi-detached home, ideally located on the ever-popular Buller Road, SS15. Combining space, comfort, and style, this property is perfect for families looking to move straight into their next dream home.

As you step inside via the welcoming entrance hallway, you're greeted by a sense of warmth and charm. The spacious lounge offers a relaxing space for the whole family, while the separate kitchen provides ample room for both cooking and dining. The modern family bathroom offers a stylish and relaxing environment to unwind after a busy day. An added bonus is the bright and airy conservatory, creating an ideal space for year-round enjoyment – whether it's family time, entertaining guests, or simply unwinding.

Upstairs features three well-proportioned bedrooms, designed with comfort in mind. Additionally, the property boasts a loft room, ideal for storage or potential office space.

Step outside to discover a fantastic rear garden, perfect for summer BBQs, children's playtime, or simply enjoying some quiet time in the sunshine.

With nothing to do but move in, this fantastic home won't be on the market for long. Contact Aspire Estate Agents Basildon today to arrange your viewing – your perfect family home awaits!

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

Downstairs Bathroom: 6'5" x 5'5" (1.96m x 1.65m)

Lounge: 15'9" x 12'4" (4.8m x 3.76m)

Kitchen: 10'2" x 9'0" (3.1m x 2.74m)

Dining Room: 16'3" x 9'3" (4.95m x 2.82m)

Utility Room: 13'3" x 6'8" (4.04m x 2.03m)

Master Bedroom: 16'0" x 8'4" (4.88m x 2.54m)

Bedroom Two: 8'8" x 8'0" (2.64m x 2.44m)

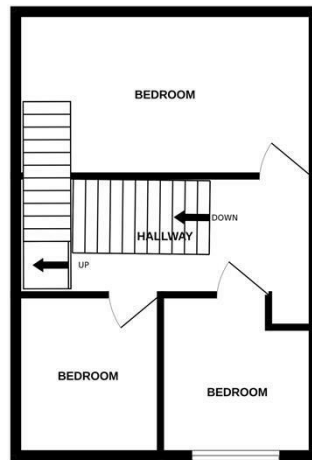
Bedroom Three / Dressing Room: 7'2" x 6'9" (2.18m x 2.06m)

Loft Room: 15'9" x 11'4" (4.8m x 3.45m)

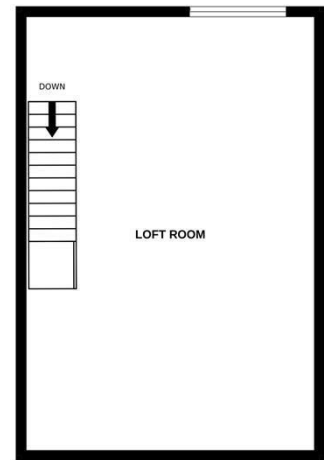
GROUND FLOOR



1ST FLOOR

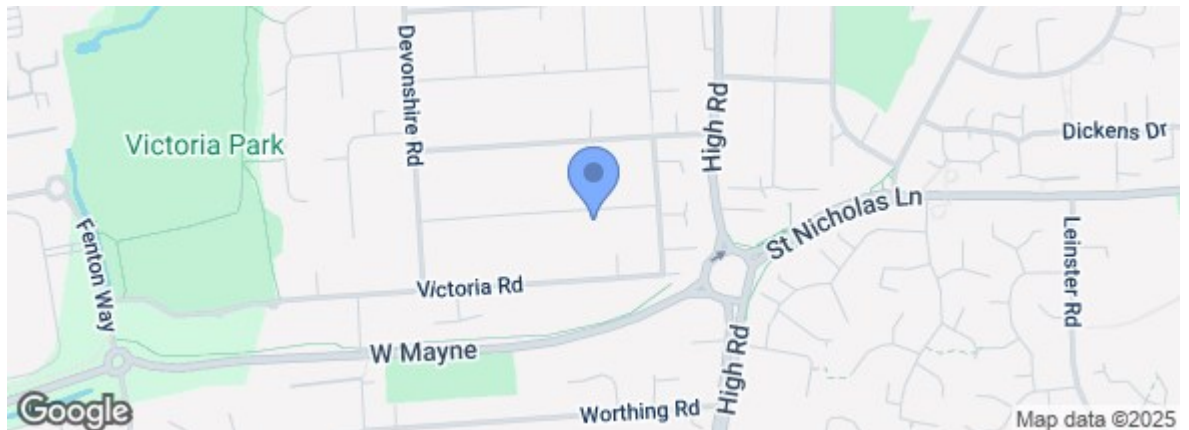


3RD FLOOR



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 <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.