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today on 01268 777400**



## **Rectory Gardens, Basildon Guide price £550,000**

Aspire Estate Agents Basildon are delighted to present this exceptional three-double-bedroom semi-detached chalet, nestled in the sought-after Rectory Gardens, SS13. Recently refurbished to the highest standard, this modern sanctuary combines luxury, comfort, and unique finishing touches that truly set it apart.

From the moment you step into the spacious entrance hall, you are greeted with style and sophistication. The ground floor boasts an impressive open-plan layout, with a newly fitted kitchen featuring Samsung and Bosch appliances, a central breakfast bar, and a raised position overlooking the dining area and lounge – the perfect hub for entertaining or spending time with family. Flowing seamlessly from the kitchen, the expansive living and dining space is enhanced with underfloor heating, mood lighting, and a Sony integrated sound system built into the ceiling, continuing into the garden – ideal for everything from relaxed Sunday mornings to vibrant summer parties.

The ground floor also benefits from a versatile double bedroom, a stylish four-piece family bathroom, and a utility room, ensuring convenience without compromising on design. Upstairs, you'll find two further generously sized bedrooms, including a stunning master suite with dressing room and en-suite shower room, finished to the same impeccable standard.

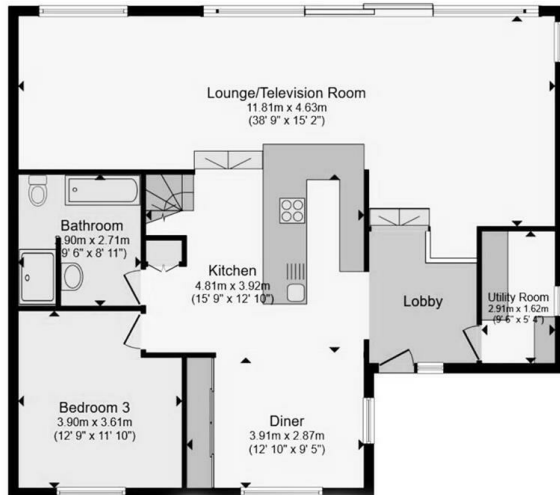
Externally, this home continues to impress. To the front, a large driveway provides ample off-street parking, wrapping around to a detached garage/outbuilding. The vendor has already spoken to an architect who has confirmed the potential to build an additional one-bedroom property (STPP), further enhancing the appeal of this unique home. To the rear, a beautifully landscaped garden with patio and lawn offers the perfect setting for outdoor gatherings and relaxation. Added peace of mind comes with a CCTV system, ensuring security around the clock.

This home offers incredible scope, with the flexibility to be reconfigured into a five-bedroom property.

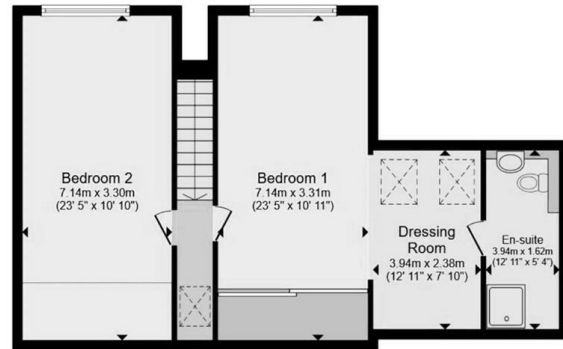
Entrance Hall	11'0" x 12'9" (3.35m x 3.89m)
6'0" x 10'0" (1.83m x 3.05m) Welcoming entrance with wooden-style flooring, providing access to the main reception rooms.	Double bedroom with carpet flooring and side aspect double glazed window.
Utility Room	Bathroom
6'7" x 10'7" (2.01m x 3.23m) Double glazed side window, fitted wall and base units, housing heating system and boiler.	8'1" x 9'6" (2.46m x 2.90m) Modern family suite with tiled flooring, sink/vanity unit with mixer taps, bath with centre taps, low level WC, walk-in shower, tiled splashbacks, heated towel rail, and LED strip lighting around mirror and vanity.
Lounge / Television Room	Dressing Room
Approx. 40ft in length A stunning living/entertainment space with wooden-style flooring, double glazed sliding doors to the rear garden, ceiling spotlights and built-in speakers. Additional features include a bar area adjoining the kitchen and LED strip lighting to ceiling.	7'1" x 12'1" (2.16m x 3.68m) Wooden-style flooring, twin skylights, and radiator.
Kitchen	En-Suite Shower Room
12'10" x 15'9" (3.91m x 4.80m) Beautifully designed with wooden-style flooring, extensive central island incorporating built-in appliances, sink/drainage with mixer taps, and electric hob. Ceiling spotlights and speakers complete the finish. Open plan to dining area, with access to Bedroom Three and bathroom.	5'4" x 12'11" (1.63m x 3.94m) Modern en-suite with wooden-style flooring, walk-in shower, low level WC, tiled splashbacks, and clean contemporary finish.
Dining Area	
9'5" x 12'1" (2.87m x 3.68m) Dual aspect with double glazed front and side windows, wooden-style flooring, built-in storage, ceiling spotlights and speakers.	
Master Bedroom	
10'1" x 23'5" (3.07m x 7.14m) Spacious bedroom with wooden-style flooring, rear aspect double glazed window, integrated feature wall unit and ceiling spotlights.	
Bedroom Two	
10'1" x 23'5" (3.07m x 7.14m) Generous double with carpet flooring, rear aspect double glazed window, ceiling spotlights, access to dressing room and en-suite.	
Bedroom Three	



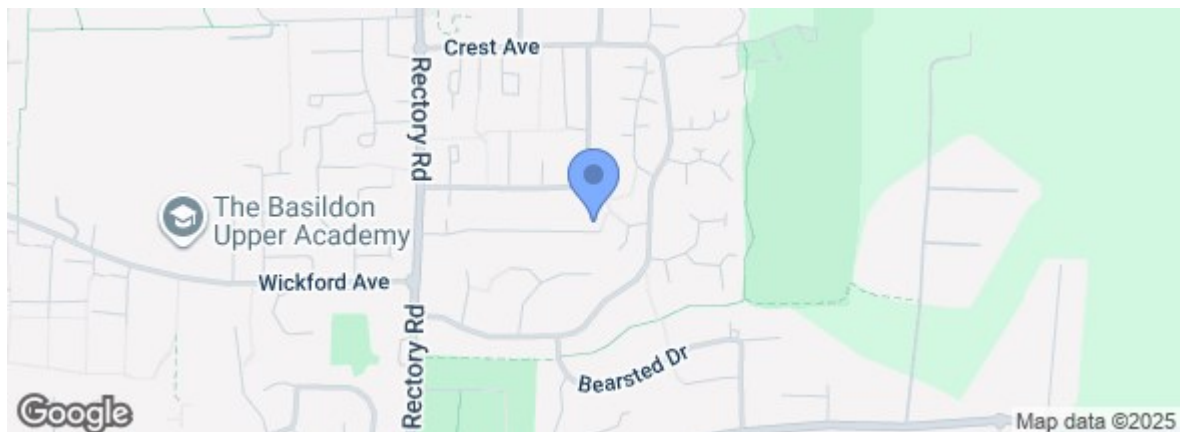
## Ground Floor



## First Floor



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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 energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(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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