

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



Bourne Close, Basildon Guide price £400,000

Aspire Estate Agents Laindon are delighted to present this beautifully extended three-bedroom end-of-terrace home, perfectly positioned in a sought-after location offering generous living space, stylish interiors, and direct access to Victoria Park — an ideal choice for families or those working from home. Guide Price £400,000 - £425,000

This charming property features off-street parking to the front and a well-thought-out ground floor layout. Boasting three reception rooms, the home offers flexibility for modern living — whether you need a lounge, a home office, or a playroom. The modern kitchen, extended to the side, is fitted with contemporary units and provides plenty of space for cooking and entertaining.

Just off the lounge, the conservatory offers a bright and airy retreat — perfect for enjoying your morning coffee or relaxing in the sunshine. A side gate leads directly into Victoria Park, giving you a peaceful green outlook and a unique connection to nature from your own garden.

To the rear, you'll find a versatile outbuilding that can serve as a home office, gym, hobby room or extra storage — ideal for flexible home life. The ground floor also benefits from excellent storage space, with potential to add a downstairs cloakroom if desired.

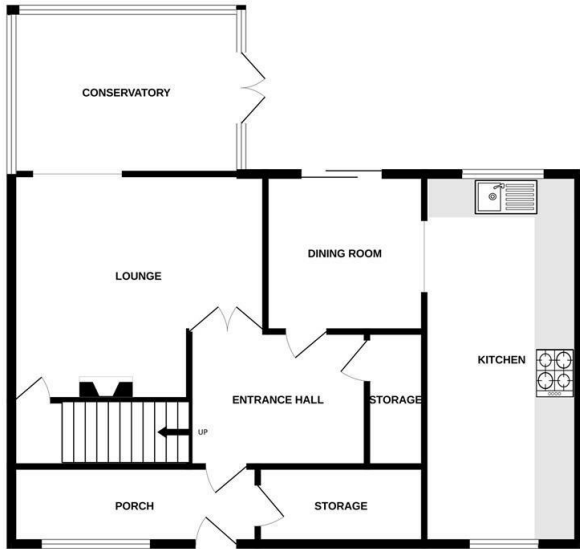
Upstairs offers three well-sized bedrooms, all ideal for a growing family or guests.

Local schools are within easy reach, making this a great family-friendly location:

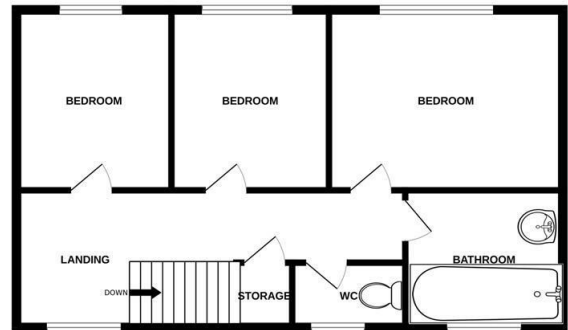
Millhouse Primary School & Nursery — approx. 0.5 miles (around a 10-minute walk)

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GROUND FLOOR

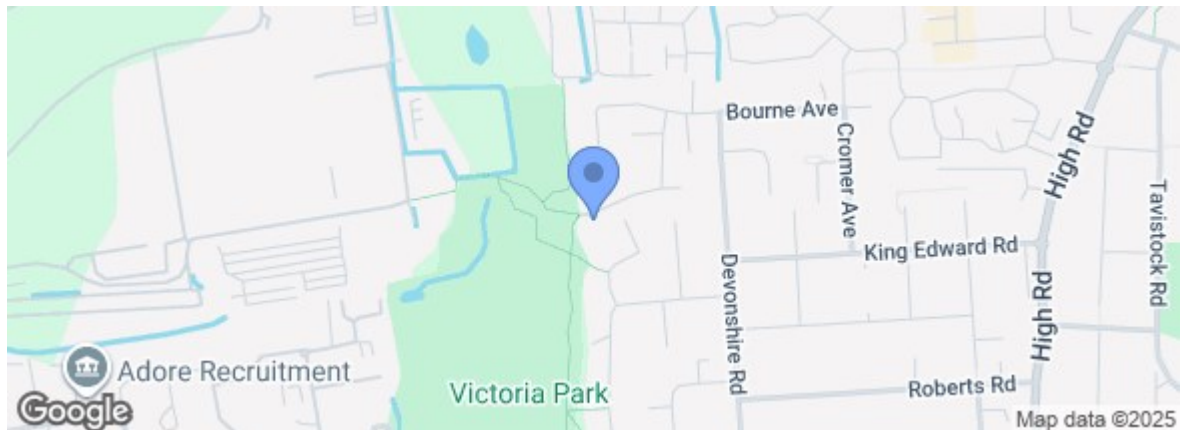


1ST FLOOR



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		82
(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 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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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