

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



School Avenue, Laindon, Basildon, Essex, Offers over £350,000

Aspire Estate Agents Basildon are proud to present this bright, modern, and spacious two-bedroom home, perfectly positioned close to Victoria Park and offering an ideal blend of contemporary living, excellent transport links, and access to local amenities and schools.

This beautifully presented property welcomes you with a spacious entrance hall, complete with modern décor and a convenient ground floor W/C. The ground floor boasts a stylish L-shaped lounge — a perfect space for relaxing or entertaining — along with a large, well-appointed kitchen/diner that spans the length of the property, making it ideal for hosting family meals, gatherings, or dinner parties.

Upstairs, the first floor comprises two generously sized double bedrooms, including a master bedroom with a sleek three-piece en suite bathroom. Each room is tastefully decorated, providing a light and airy feel throughout, ready for immediate occupancy with minimal effort.

The rear garden is designed with low maintenance in mind, featuring a paved area along with a triangular patch of lawn. It's the perfect blank canvas for gardening enthusiasts looking to create their own outdoor retreat or for buyers seeking a simple, manageable outdoor space.

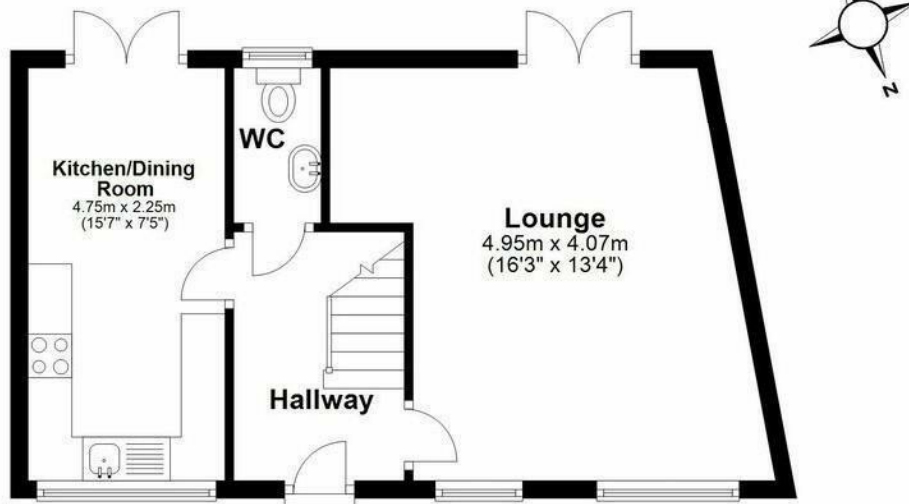
This property also benefits from allocated parking, providing convenient and secure off-road parking directly nearby.

Located just moments from the scenic Victoria Park, ideal for evening walks and weekend outings, this home is also just a 6-minute drive from Laindon Station, which offers direct C2C services into London Fenchurch Street. Pipp's Hill Retail Park is only 8 minutes away and provides a wide range of high street shops, restaurants, and leisure options. For commuters, the property offers quick access to the A127, and families will appreciate being within catchment for several well-regarded schools including Millhouse Primary, Merrylands Primary, and The James Hornsby Secondary School.

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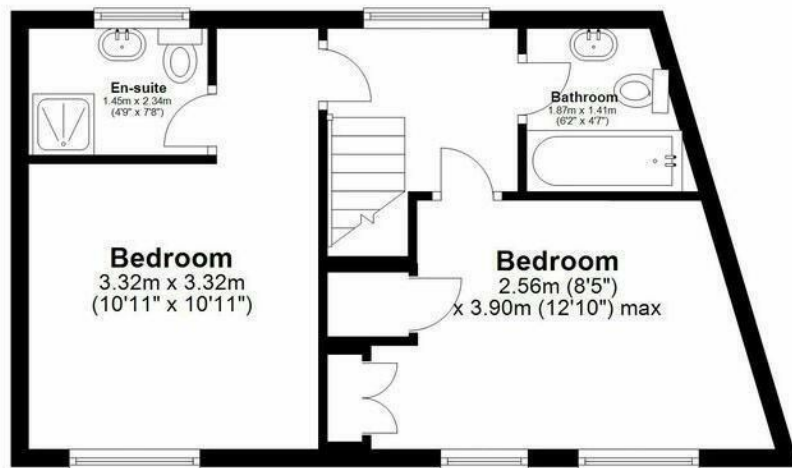
Ground Floor

Approx. 38.5 sq. metres (414.5 sq. feet)

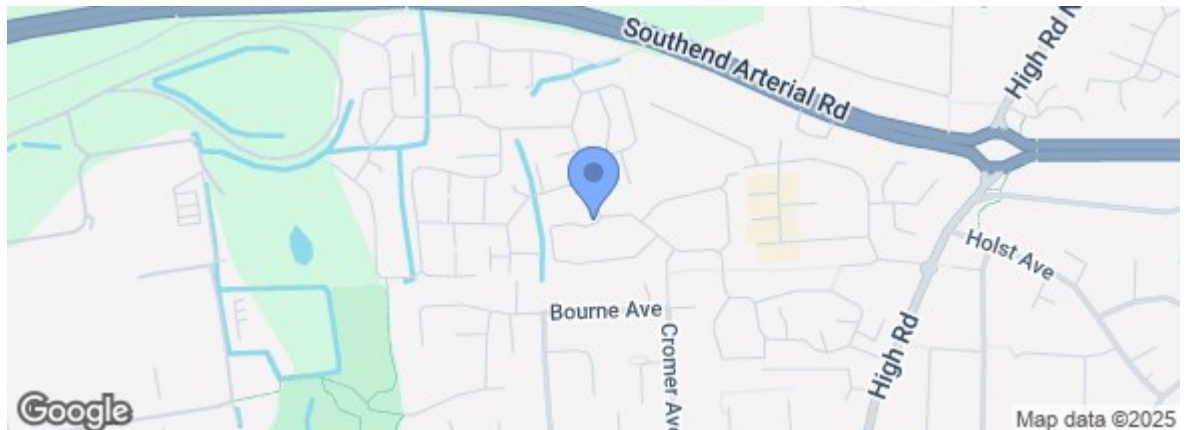


First Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-10) 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 | | | |
| (1-10) G | | | |
| Not environmentally friendly - higher CO ₂ 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.