

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



Malyons Place, Basildon Guide price £240,000

Aspire Estate Agents Basildon are delighted to present this spacious 3/4 bedroom terraced home, ideally located in a sought-after residential area. This well-maintained property offers generous living space and a ground floor shower room, making it perfect for families or professionals seeking flexibility and comfort.

Situated within the catchment area for Briscoe Primary School, The Appleton School, Felmore Primary School and close to Northlands Park, this home provides excellent access to both education and outdoor recreation.

Transport links are superb, with easy access to the A127, A13, and Pitsea Station, offering direct services to London Fenchurch Street in under an hour—ideal for commuters.

The property also benefits from a low-maintenance rear garden, communal parking, and proximity to a range of local amenities. Combining space, location, and convenience, this home represents a fantastic opportunity in a highly desirable area.

Entrance Hall

Kitchen/Dining Room: 18'4 x 11'4 (5.59m x 3.46m)

Lounge: 16'3 x 12'1 (4.96m x 3.69m)

Fourth Bedroom 12'1 x 5'5 (3.69m x 1.65m)

Shower Room: 8'1 x 6'0 (2.47m x 1.83m)

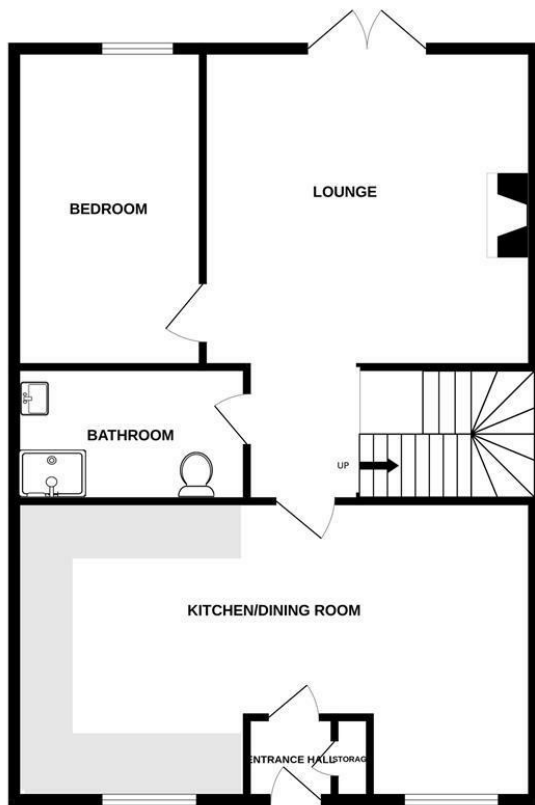
Landing

Bedroom 1: 13'3 x 12'5 (4.04m x 3.79m)

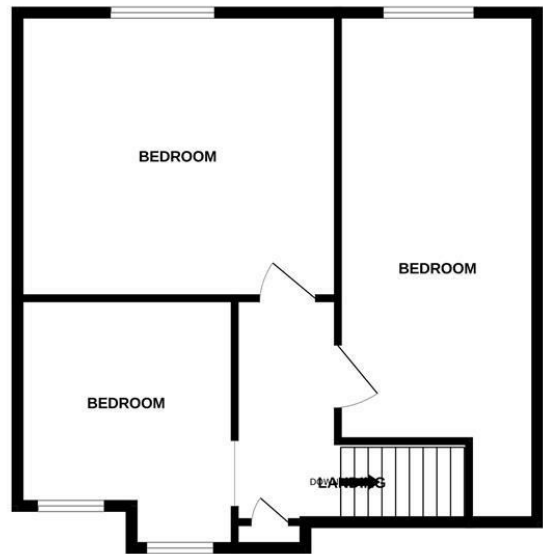
Bedroom 2: 12'8 x 12'1 (3.86m x 3.69m)

Bedroom 3: 9'6 x 8'1 (2.90m x 2.47m)

GROUND FLOOR

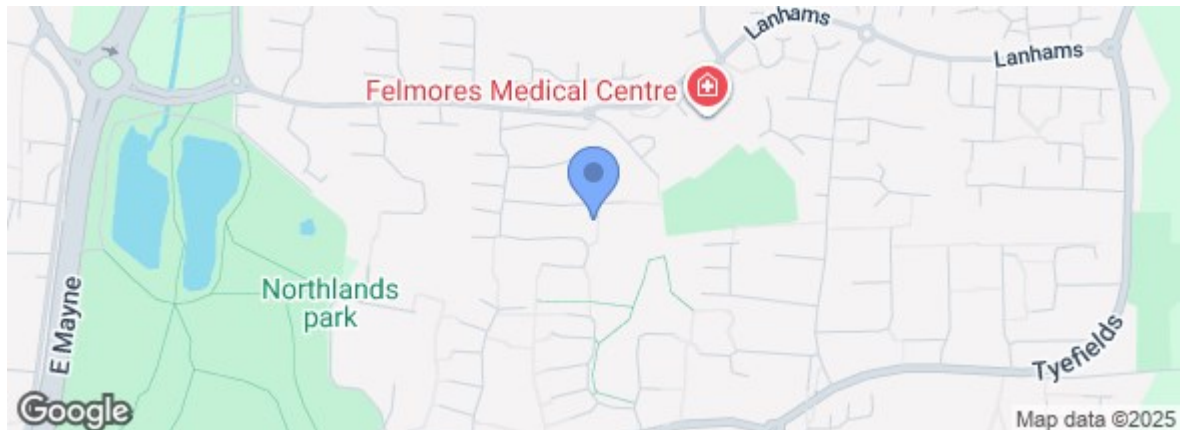


1ST FLOOR



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			
(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		73	80
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			



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