



## Braeburn Way, Basildon

Guide Price £400,000



- Well presented three bedroom family home
- Ideally located for A127 road links
- Moments from Festival Leisure Park and shops
- Built in 2018 NHBC Certificate available
- Entrance hall, lounge, kitchen/diner, ground floor WC
- First floor is home to three bedrooms, en-suite shower room and three piece bathroom
- Rear garden with rear access gate
- Driveway parking for 2 cars



**\*GUIDE PRICE £400,000 - £450,000\***

**Three-bed detached with lounge, kitchen/diner, en-suite, stylish family bathroom, rear garden, and driveway for two. Built 2018 with NHBC. Festival Leisure Park, shops, and A127 all within easy reach — modern family living made easy.**

Welcome to this well presented detached family home located on Braeburn Way in Basildon. This delightful property, built in 2018, offers a modern living experience with the added assurance of an NHBC Certificate.

As you enter, you are greeted by a spacious entrance hall that leads to a comfortable lounge, perfect for relaxing with family or entertaining guests. The heart of the home is undoubtedly the well-appointed kitchen/diner, which provides an ideal space for family meals and gatherings. Additionally, the ground floor features a convenient WC, enhancing the practicality of the layout.

Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. En-suite shower room and stylish three-piece bathroom, designed with both comfort and functionality in mind.

Outside, the property boasts a lovely rear garden, providing a private outdoor space for children to play or for hosting summer barbecues. The driveway offers parking for two cars, ensuring that you and your guests have ample space.

This home is ideally situated for easy access to the A127 road links, making commuting a breeze. Furthermore, it is just moments away from the vibrant Festival Leisure Park and a variety of shops, catering to all your daily needs.

In summary, this three-bedroom detached house on Braeburn Way is a perfect choice for families seeking a modern, well-located home in Basildon. Don't miss the opportunity to make this wonderful property your own.



**Colubrid.co.uk**

**THE SMALL PRINT:**

Council Tax Band: D  
Local Authority: Basildon

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

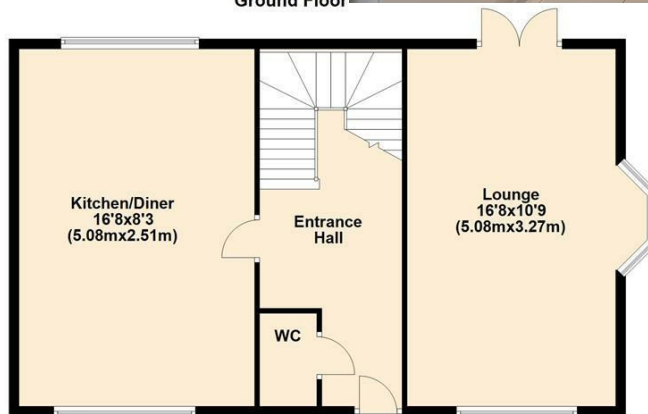
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



First Floor

