

To arrange a viewing contact us  
today on 01268 777400



## The Hatherley, Basildon Guide price £350,000

Aspire Estate Agents are delighted to present this extremely well cared for three-bedroom staggered terraced home, ideally positioned within the popular Fryerns area and offering excellent access to local amenities, schools and transport links.

The property is situated approximately 1.4 miles from Basildon Railway Station, providing convenient rail links directly into London, while Eastgate and Westgate Shopping Centres are also within easy reach offering a wide range of shops, restaurants and services. The home also benefits from excellent road connections via the A127 and A13.

Internally, the property begins with a welcoming entrance hall which flows into the spacious kitchen, creating a practical and social space. The kitchen measures 12'2 x 15'9 and offers an abundance of cupboard and worktop space with modern units fitted in 2020, alongside useful understairs storage.

To the rear of the home is the bright and spacious lounge measuring 12'6 x 15'11, benefiting from a large window overlooking the garden and a rear door providing direct access outside.

Upstairs the property offers three well-proportioned bedrooms, all benefitting from fitted wardrobes, along with a modern family shower room installed in 2020. Bedroom one measures 12'8 x 9'3, bedroom two measures 9'4 x 9'9 and bedroom three measures 8'4 x 8'4.

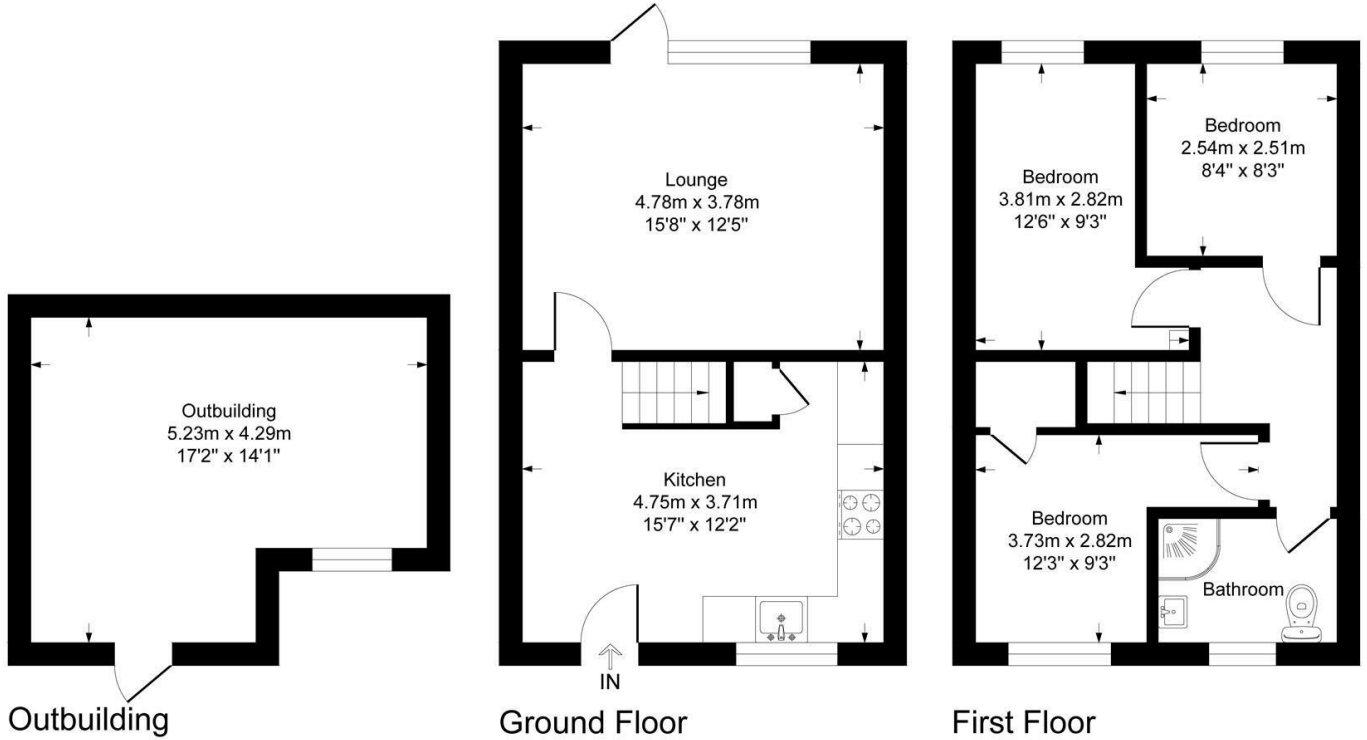
Externally the property continues to impress with a south facing rear garden, enjoying sunlight throughout the day and offering an excellent space for relaxing or entertaining. To the rear of the garden sits a large outbuilding which has been utilised as an annexe, complete with power and internet, making it ideal for a home office, studio, guest accommodation or additional living space.

To the front of the home is a private driveway providing parking for approximately 4–5 vehicles, offering excellent convenience for families and visitors alike.

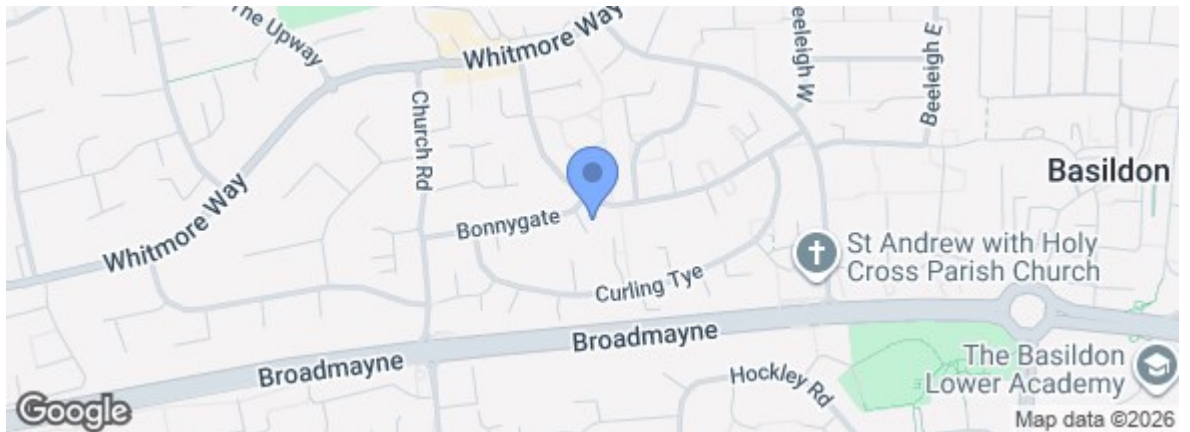
This fantastic home has clearly been lovingly maintained by the current owners and offers generous space both internally and externally, making it an ideal purchase for families, first-time buyers or commuters.

# Hatherley

Approximate Gross Internal Floor Area = 92.6 sq m / 997 sq ft  
(Including Outbuilding)



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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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