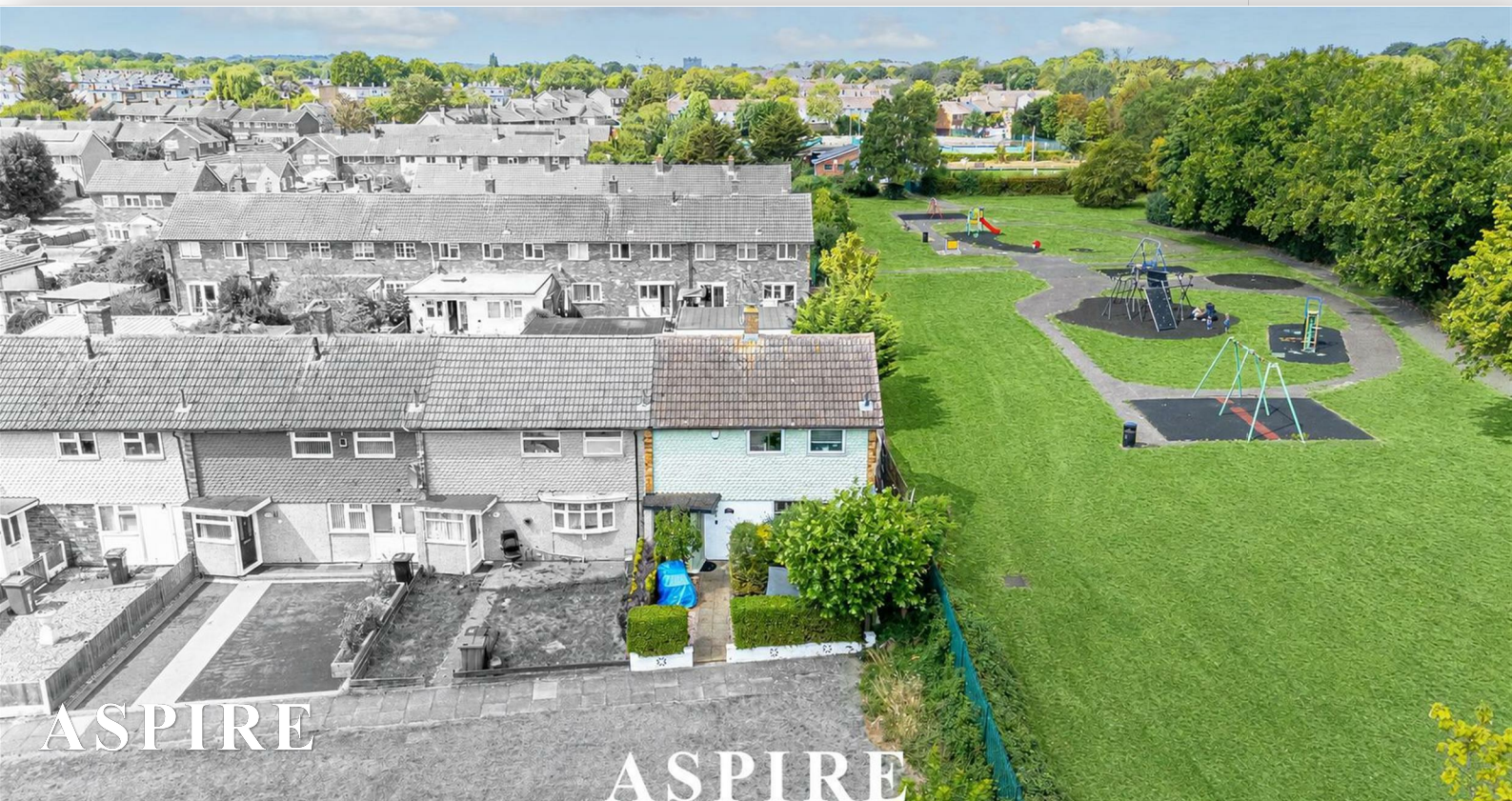


**To arrange a viewing contact us
today on 01268 777400**



Timberlog Lane, Basildon Offers in the region of £300,000

Aspire Estate Agents Basildon are delighted to present this well-presented two double bedroom end of terrace home, offering spacious accommodation, a practical layout and a fantastic location, making it the perfect choice for first-time buyers, young families or investors alike.

Upon entering the property, you are welcomed by a bright entrance hall leading into a generous open-plan lounge and dining area, creating an ideal space for both relaxing and entertaining. The well-equipped kitchen offers ample cupboard and worktop space, while the adjoining utility room provides valuable additional storage and laundry facilities, helping to keep the main living areas clutter-free.

The first floor comprises two excellent-sized double bedrooms, both offering plenty of room for wardrobes and bedroom furniture. Completing the accommodation is a modern family bathroom fitted with a bath and shower over, wash hand basin and WC.

Externally, the property enjoys a west-facing rear garden, perfect for making the most of the afternoon and evening sunshine. The garden is mainly laid to lawn, providing a low-maintenance outdoor space ideal for families, entertaining or simply relaxing. As an end-of-terrace home, the property also benefits from additional privacy and convenient side access.

Ideally situated approximately 1.5 miles from Basildon Railway Station, the property offers excellent commuter links into London Fenchurch Street. The nearby A13 and A127 provide easy access to surrounding towns and major road networks, while local schools, shops, parks and everyday amenities are all within easy reach.

This fantastic home combines generous living space, a desirable garden orientation and a convenient location, making it an opportunity not to be missed. Early viewing is highly recommended.

www.aspireestateagents.co.uk

Location:

Timberlog Lane is situated within an established residential area of Basildon, conveniently positioned for local amenities, schools, shopping facilities, transport links and the wider Essex road network.

A number of schools are located within the surrounding area, including Whitmore Primary School, St Anne Line Catholic Infant School, St Anne Line Catholic Junior School, Lee Chapel Primary School and Ghyllgrove Primary School, with further primary and secondary options available across Basildon. Woodlands School and The Basildon Upper Academy provide further educational options. Buyers should confirm current admissions and catchment arrangements with the relevant school or local authority.

Local shops and convenience stores are available along Timberlog Lane and within the surrounding residential areas, while Basildon Town Centre is within easy reach, offering an extensive selection of supermarkets, high-street retailers, independent shops, cafés, restaurants and professional services. Eastgate Shopping Centre provides further shopping facilities, while Festival Leisure Park offers a wide range of restaurants, cinema and leisure facilities.

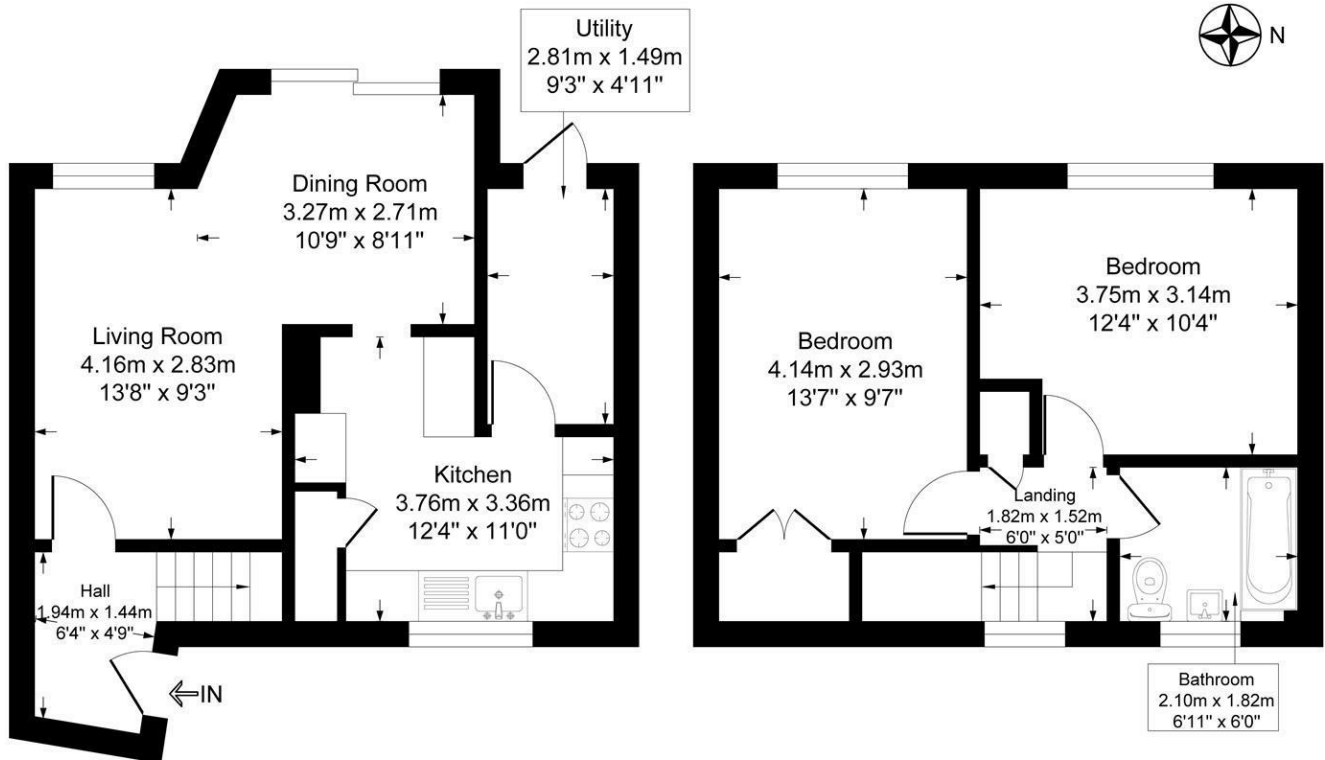
Basildon railway station is accessible from the property and provides regular c2c services towards London Fenchurch Street and Southend Central. Laindon railway station provides an alternative rail connection, with local bus services operating throughout Basildon and connecting the surrounding residential areas with the town centre and neighbouring districts.

The location also benefits from access to several green spaces and recreational facilities, including Gloucester Park, Northlands Park and Noak Bridge Nature Reserve, providing opportunities for walking, outdoor recreation and family activities. Basildon Sporting Village is also within easy reach, offering a range of sporting and fitness facilities.

For motorists, Timberlog Lane is well positioned for access to the A127, providing routes towards London and Southend, while the A13 and A130 offer further connections towards Thurrock, Chelmsford and the wider Essex road network.

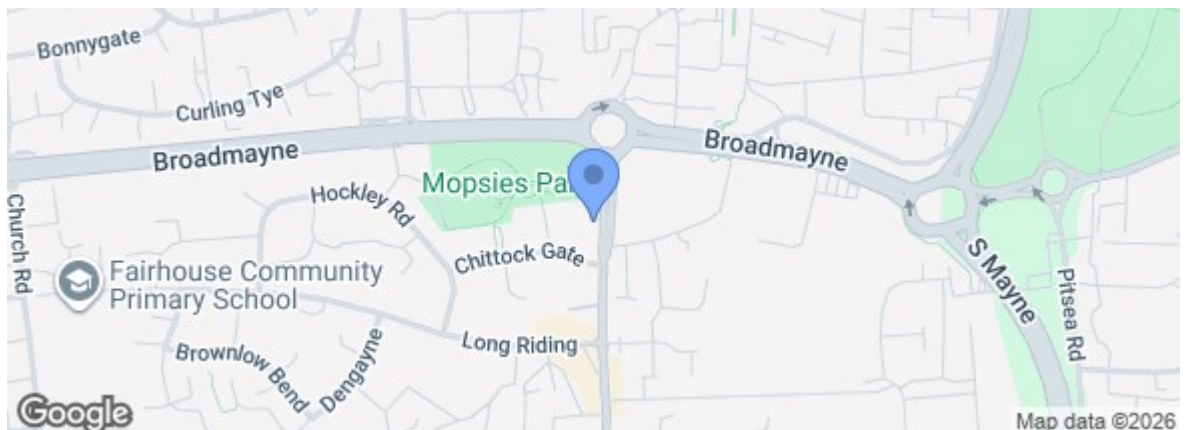
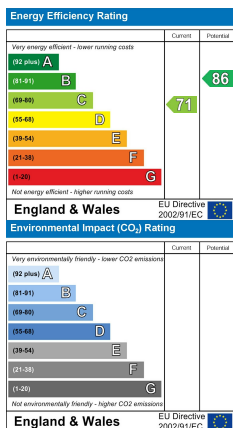
Timberlog Lane

Approximate Gross Internal Floor Area = 74.8 sq m / 805 sq ft



Ground Floor

First Floor



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.