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Little Oxcroft, Basildon £350,000

GUIDE PRICE £350,000 - £375,000

Presented in immaculate decorative order throughout, this three-bedroom home in Little Oxcroft, Laindon, is beautifully presented interiors with generous living space and a practical layout.

The ground floor comprises an entrance hall, a convenient cloakroom and a separate kitchen. To the rear, the spacious living room leads through to a generous conservatory, creating flexible space for relaxing, dining and entertaining.

Upstairs, there are two double bedrooms and a third single bedroom, which could also serve as a nursery or home office, together with a shower room.

The location offers access to London rail connections, with Laindon station providing c2c services to London Fenchurch Street. Basildon town centre offers a wide choice of shops, cafés and restaurants, including those at Eastgate Shopping Centre.

For those who enjoy the outdoors, Langdon Hills Country Park offers woodland walks, open meadows, picnic spots and panoramic views across the Thames Estuary, providing an attractive setting for weekend recreation.

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Room measurements — Ground floor

Entrance hall: 2.08m x 1.62m — 6'10" x 5'4"

Kitchen: 4.21m x 3.35m — 13'10" x 11'0"

Living room: 5.24m x 3.80m — 17'2" x 12'6"

Conservatory: 4.34m x 2.74m — 14'3" x 9'0"

Ground-floor WC: Measurements not provided on the floor plan.

Room measurements — First floor

Landing: 1.67m x 0.72m — 5'6" x 2'4"

Bedroom one: 3.46m x 3.02m — 11'4" x 9'11"

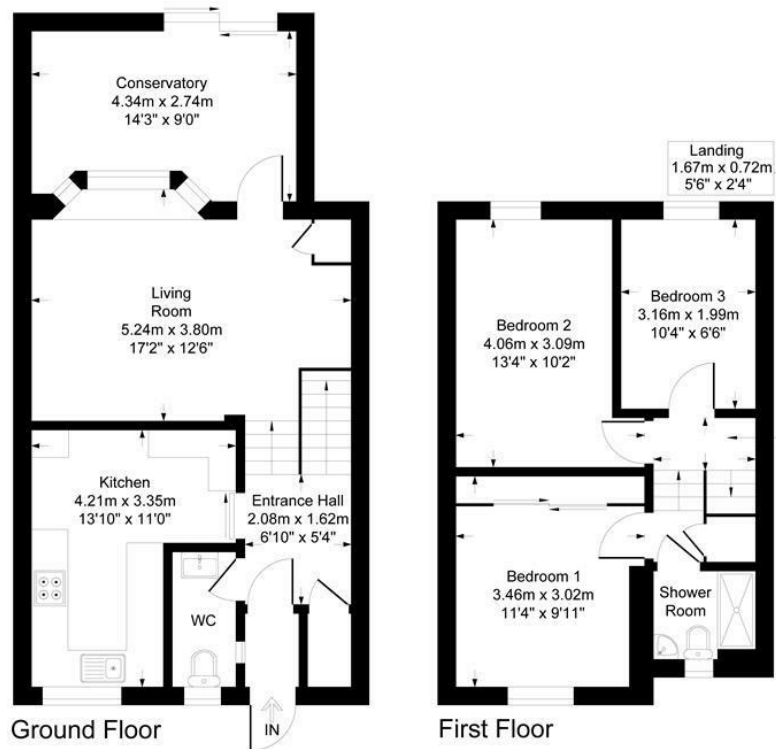
Bedroom two: 4.06m x 3.09m — 13'4" x 10'2"

Bedroom three: 3.16m x 1.99m — 10'4" x 6'6"

Shower room: Measurements not provided on the floor plan.

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Approximate Gross Internal Floor Area = 90.2 sq m / 971 sq ft



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 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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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