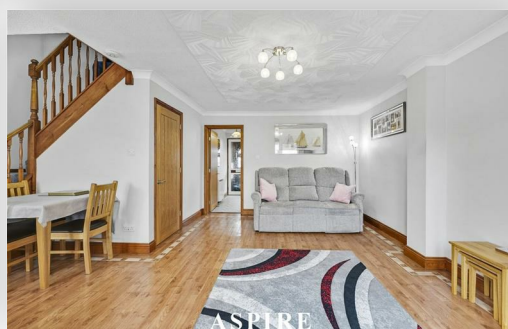
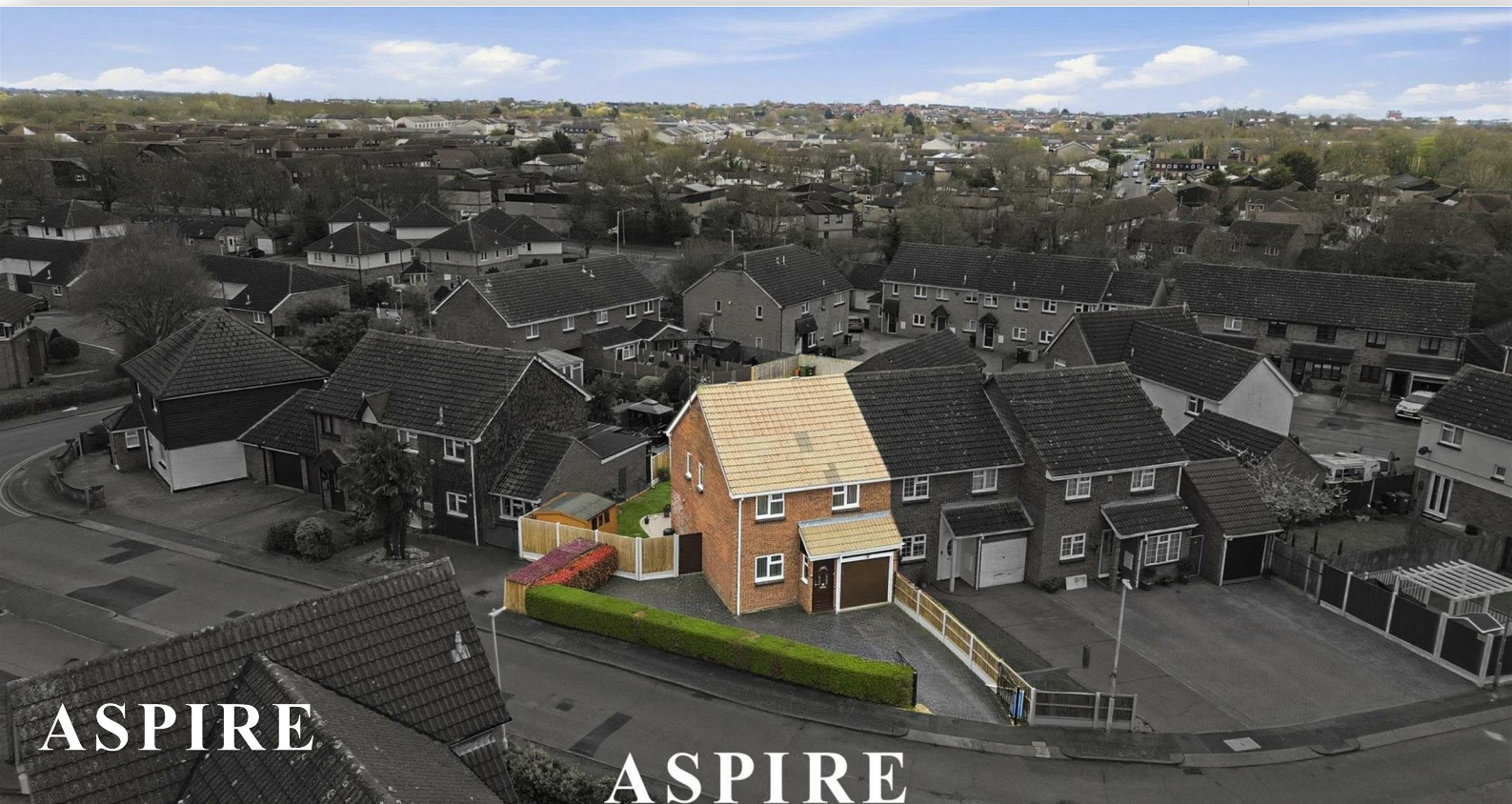


**To arrange a viewing contact us  
today on 01268 777400**



## Langford Grove, Basildon Offers in the region of £400,000

Aspire Estate Agents Basildon are proud to present this exceptional four-bedroom semi-detached family home, situated on a quiet and desirable side road. Offering generous living space, modern upgrades, and outstanding potential to extend, this beautifully maintained property is perfectly suited for growing families seeking both comfort and future flexibility.

From the moment you arrive, the home makes a strong impression with its large wrap-around driveway, providing off-street parking for 4–6 vehicles—ideal for families with multiple cars or visiting guests. Internally, the property boasts a bright and spacious living area, filled with natural light and perfectly designed for both relaxing and entertaining.

The modern fitted kitchen offers ample storage, quality appliances, and a practical layout, seamlessly connecting to the dining space to create a sociable hub of the home.

Upstairs, you will find four generously sized bedrooms, offering versatility for family living, guest accommodation, or working from home. The principal bedroom benefits from built-in wardrobes, creating a comfortable and practical retreat.

Externally, the property continues to impress with a recently landscaped rear garden, ideal for outdoor entertaining or family enjoyment, along with new fencing that enhances both privacy and presentation. A shed with a newly replaced roof adds further practical storage.

Occupying a prominent corner plot, this home offers excellent potential to extend to the side with either a single or double-storey extension (subject to planning permission)—allowing buyers to significantly increase the living space and add long-term value.

The current vendors are also in the process of purchasing a chain-free new build property, helping to facilitate a smoother transaction for incoming buyers. **\*\*POTENTIAL TO EXTEND (STPP) – PARKING FOR 4–5 CARS\*\***

Located close to local schools, shops, and everyday amenities, and set within a peaceful, family-friendly neighbourhood, this property truly ticks all the boxes for modern family living.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

**LIVING ROOM**

5.00m x 3.24m (16'5" x 10'7")

**DINING ROOM**

2.64m x 2.51m (8'8" x 8'3")

**KITCHEN**

2.60m x 2.30m (8'6" x 7'7")

**BEDROOM ONE**

3.85m x 2.27m (12'8" x 7'5")

**BEDROOM TWO**

3.48m x 3.10m (11'5" x 10'2")

**BEDROOM THREE**

2.88m x 1.85m (9'5" x 6'1")

**BEDROOM FOUR**

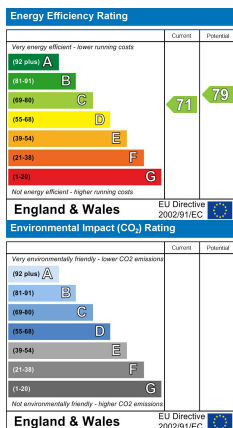
2.88m x 1.65m (9'6" x 5'5")

**GARAGE**

5.21m x 2.51m (17'1" x 8'3")

**TOTAL FLOOR AREA**

Approx. 93.9 sq m / 1,011 sq ft



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.