



Helpston, Basildon

Guide Price £300,000



- Three-bedroom mid-terrace home in a convenient Basildon location
- Entrance hallway with stairs, storage cupboard, and ground floor W/C
- Versatile front reception room ideal for dining, working, or additional living space
- Comfortable rear lounge perfect for relaxing or entertaining
- Galley kitchen with boiler cupboard and separate larder storage
- Low-maintenance garden with paving and artificial grass
- Eco-friendly fencing offering a modern and sustainable finish
- Two well-sized bedrooms plus a third smaller room for flexible use
- First-floor landing with airing cupboard for added storage
- Smart meter installed for improved energy efficiency



Guide Price £300,000 - £325,000

Set within the established and well-connected area of Helpston, this three-bedroom mid-terrace home is one of those properties that just makes everyday living feel easy. Practical, well laid out, and with some thoughtful touches throughout, it's a home that quietly does exactly what you need it to.

Step inside and you're welcomed by a hallway with stairs leading up, alongside a ground floor W/C and a handy storage cupboard—because it's always the little things that make a difference day to day. The additional reception room at the front offers flexibility straight away; whether it's a dining room, home office, or somewhere to keep the toys contained, it adapts around you.

To the rear, the lounge provides a comfortable space to unwind, with a layout that works just as well for quiet evenings as it does for having people over. The galley kitchen sits alongside, neatly arranged with a dedicated boiler cupboard and a separate larder cupboard—keeping everything organised and within easy reach.

Outside, the garden has been designed with simplicity in mind. A combination of paving and artificial grass means it looks good all year round without demanding your weekends, while the eco-friendly fencing adds a modern edge and a nod to sustainability.

Upstairs, the layout continues to deliver. The landing includes an airing cupboard for that extra bit of storage, while the bedrooms are well balanced—two comfortable doubles and a third smaller room that works perfectly as a nursery, office, or dressing space depending on your setup. The shower room is clean, modern, and ready to go.

Additional features such as a smart meter help keep things efficient, while communal parking ensures practicality for both residents and visitors. With good schools nearby, it's a location that works just as well for growing families as it does for first-time buyers or investors.

Altogether, this is a home that doesn't try too hard—and doesn't need to. It simply works.

Basildon is a well-connected and evolving town that continues to attract buyers looking for affordability without sacrificing convenience. With direct rail services into London Fenchurch Street in around 35 minutes, it's a popular choice for commuters, while easy access to the A13 and A127 makes travelling by road equally straightforward. Basildon offers a wide range of shopping and leisure facilities, including Eastgate Shopping Centre, Festival Leisure Park, and a variety of restaurants, cinemas, and gyms. The area is also home to a selection of well-regarded schools and green spaces such as Gloucester Park, providing a good balance for families. With ongoing regeneration and investment, Basildon is increasingly seen as a smart choice for first-time buyers, growing families, and investors alike.



THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/28-helpeston-basildon-ss14-1nr/5138861>

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.

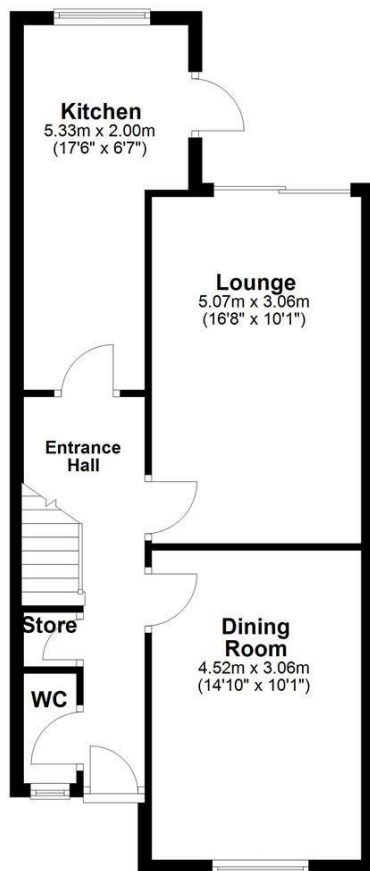
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

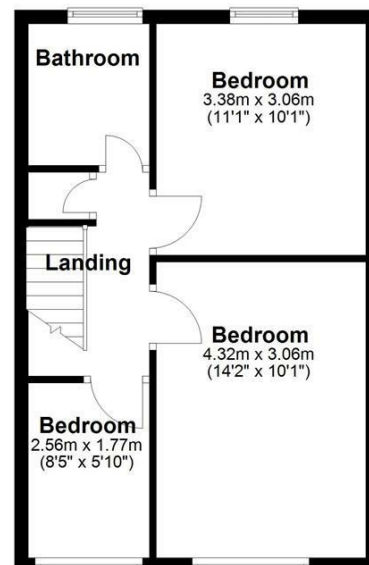
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



First Floor





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