



## Malgraves, Pitsea, Basildon

Guide Price £310,000



- Spacious and well presented three bedroom family home
- Located close to Northlands Park
- Approximately 1 mile to Pitsea railway station, with direct links to Fenchurch Street
- 0.2 miles to Northland Primary, perfect location for Basildon Academy, Pitsea town centre and all amenities
- Delightful rear garden with covered seating area and artificial lawn
- Summerhouse with power and light connected
- Entrance hall, dining area, lounge, kitchen, study and ground floor cloakroom/WC
- First floor is home to three bedrooms and family bathroom
- Front garden





**\*GUIDE PRICE £290,000 - £325,000\***

**Three-bed terraced with lounge, dining, study, spacious kitchen, family bathroom, rear garden with summerhouse and covered seating. Pitsea station, parks, and schools nearby — space, style, and convenience sorted.**

Welcome to this spacious and well-presented three-bedroom terraced house, ideally situated in the charming area of Malgraves, Pitsea, Basildon. This delightful family home is conveniently located just a short distance from Northlands Park, providing a perfect setting for outdoor activities and relaxation.

The property boasts two generous reception rooms, offering ample space for both entertaining guests and enjoying family time. The entrance hall leads you to a welcoming dining area and a comfortable lounge, spacious kitchen, complemented by a study that is perfect for those who work from home. A convenient ground floor cloakroom/WC adds to the practicality of this lovely home.

On the first floor, you will find three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. The family bathroom is also located on this level, ensuring that all your needs are met.

The outdoor space is equally impressive, featuring a delightful rear garden complete with a covered seating area, perfect for enjoying al fresco dining or simply unwinding after a long day. The garden also includes a summerhouse with power and light connected, offering versatile options for use as a workshop, storage, or even a playroom.

This property is ideally located approximately one mile from Pitsea railway station, providing direct links to Fenchurch Street, making it an excellent choice for commuters. Additionally, it is just 0.2 miles from Northland Primary School and conveniently close to Basildon Academy, ensuring that educational needs are well catered for. With Pitsea town centre and all essential amenities nearby, this home truly offers a perfect blend of comfort, convenience, and community living.



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#### THE SMALL PRINT:

Council Tax Band: C  
Local Authority: Basildon

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. £80 + 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.





