

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



## **Malyons, Basildon Guide price £250,000**

Aspire Estate Agents Basildon are delighted to present this well-proportioned three-bedroom mid-terraced freehold family home, ideally located in a popular residential area. Offered chain free, this property is perfect for first-time buyers, growing families, or investors seeking a ready-to-move-into home.

A key highlight of this property is its exceptional privacy, as it backs directly onto open fields, making the rear garden feel peaceful, secluded, and completely overlooked – a rare feature in this location.

The ground floor offers a bright and spacious lounge, ideal for both relaxing and entertaining, along with a modern fitted kitchen designed for practical family living and dining. A convenient downstairs WC completes the ground floor layout.

Upstairs, the property comprises three well-sized bedrooms and a large family bathroom, providing comfortable and flexible accommodation for families or home working.

Externally, the home benefits from an allocated parking space to the front and a private rear garden that enjoys uninterrupted views over open fields, creating a quiet and secure outdoor environment perfect for children, pets, or entertaining.

The property is ideally positioned close to local amenities, well-regarded schools, and excellent transport links, making it a highly convenient place to live.

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Nearest Stations:

Pitsea Station – 1.3 miles

Basildon Station – 2.1 miles

Wickford Station – 2.6 miles

Nearest Schools:

Briscoe Primary School & Nursery Academy – 0.2 miles

Felmore Primary School – 0.2 miles

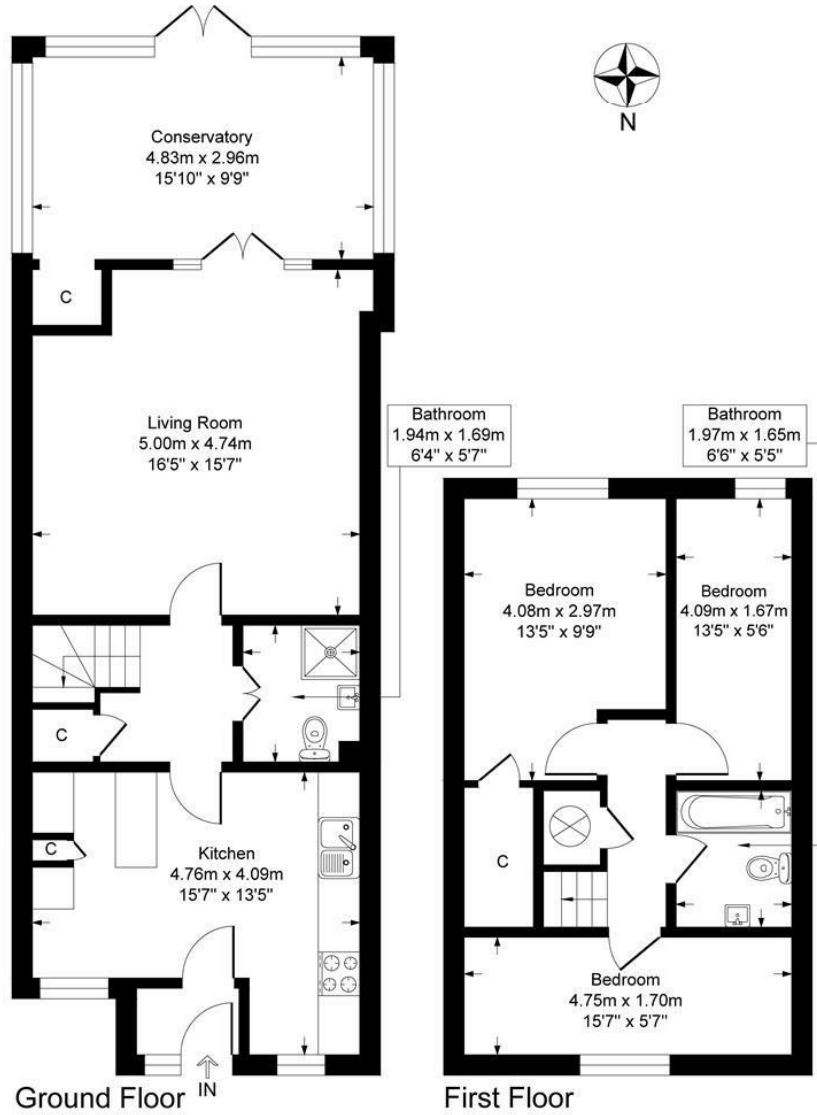
Northlands Primary School and Nursery – 0.5 miles

The Basildon Upper Academy – 0.7 miles

A rare opportunity to acquire a chain-free, private, and unoverlooked home backing onto open fields in a sought-after Basildon location.

# Malyons

Approximate Gross Internal Floor Area = 105.8 sq m / 1139 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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.