

To arrange a viewing contact us  
today on 01268 777400



## Kenton Way, Basildon Guide price £475,000

Aspire Estate Agents Basildon are proud the present beautifully presented three-bedroom home is situated in the sought-after Langdon Hills area of Basildon, offering excellent access to local amenities and stunning countryside surroundings.

The property features a smart, well-equipped kitchen with ample cupboard and worktop space, perfect for keen cooks, with direct access to the garden. A spacious living room also opens onto the outdoor space, allowing for an abundance of natural light. A separate dining room offers the perfect setting for entertaining guests or can serve as a home office. Additionally, a downstairs WC enhances convenience.

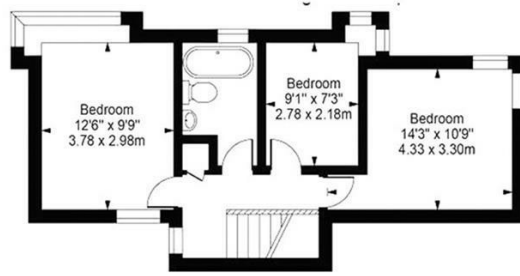
Upstairs, the home boasts three well-proportioned bedrooms, all complemented by a modern family bathroom.

Externally, this impressive home benefits from a charming front garden, off-road parking, and a garage for additional storage or vehicle security. A wraparound garden provides a peaceful retreat, perfect for relaxing or socialising during warmer months.

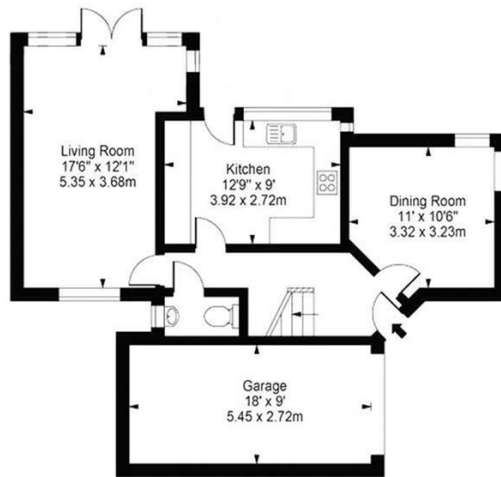
Ideally located for local shops, schools, and amenities, the home also offers excellent transport links, including Laindon train station and the A127 for easy commuting. The surrounding areas boast a variety of green spaces, including Langdon Country Park, offering plenty of opportunities for outdoor walks and leisure activities.

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First Floor



Ground Floor

**ASPIRE**  
ESTATE AGENTS  
KENTON WAY  
LANGDON HILLS  
x3 x2

| Energy Efficiency Rating  |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs                     |   |         |           |
| (92 plus)   | A |         | 83        |
| (81-91)   | B |         |           |
| (69-80)   | C | 69      |           |
| (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                         |   |         |           |



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