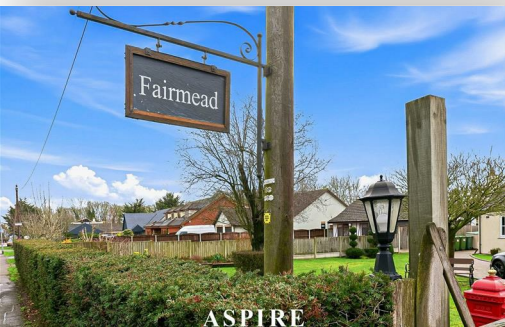


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Burnt Mills Road, Basildon Guide price £650,000

Guide Price £650,000 – £700,000

An exceptional opportunity to acquire this truly unique three double bedroom bungalow, occupying a stunning plot of approximately one third of an acre in a prime Burnt Mills Road location.

The property is conveniently located within walking distance of local schools, shops and well-used bus routes. Both Pitsea and Basildon railway stations are just a short drive away, offering direct C2C services into London Fenchurch Street. The A127 and A13 are also easily accessible, providing excellent road links.

Set back from the road, the home enjoys an impressive frontage that immediately sets it apart. A substantial driveway provides parking for twelve or more vehicles, complemented by a double garage and a beautifully maintained front garden. Side access leads through to the rear grounds.

Despite its convenient location, the property offers a remarkable sense of privacy and space, creating a peaceful, almost countryside-like setting. Internally, the bungalow has been significantly enhanced, including the addition of a substantial rear extension which has transformed the layout and overall living space.

Externally, the rear garden is truly stunning, offering a peaceful and beautifully landscaped retreat. A charming pond and thoughtfully designed seating areas create the perfect setting to relax and unwind. The garden backs directly onto woodland, providing a wonderful sense of privacy and an idyllic backdrop for enjoying the soothing sounds of nature, with birdsong and wildlife all around.

As evening falls, elegant garden lighting enhances the atmosphere, making it an ideal space for relaxing or entertaining. There is also a fully equipped summerhouse with electricity, offering versatile use as a home

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Room Measurements

Entrance Hall -

Living Room (22'7 X 14'11) -

Kitchen (17'11 X 12'5) -

Utility Room (8'3 X 6'10) -

Shower Room -

Bedroom 1 (9'10 X 13'3) -

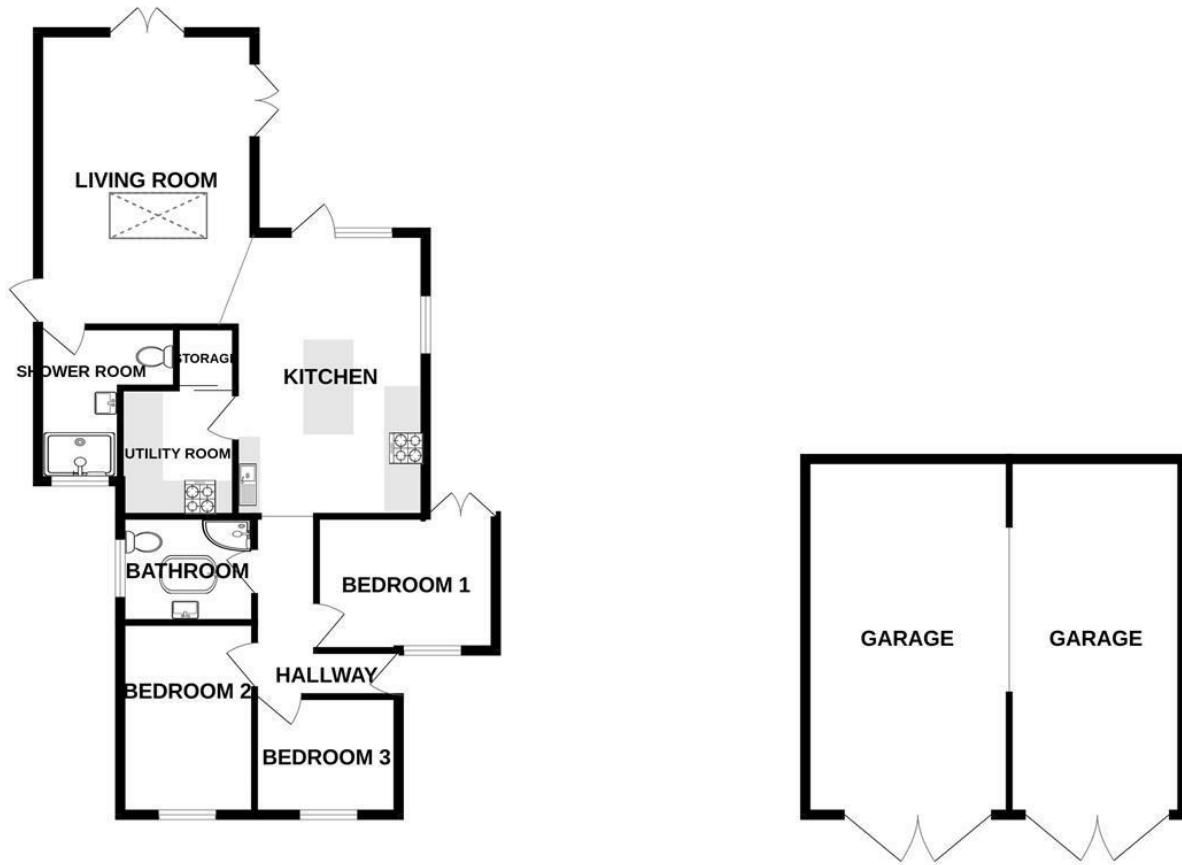
Bedroom 2 (9'10 X 12'7) -

Bedroom 3 (8'9 X 9'8) -

Four-Piece Bathroom Suite -

Double Garage (19'1 X 19'5)

GROUND FLOOR
1263 sq.ft. (117.3 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.